S8882-2-U

AFTON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Afton was found in 1880 by Charles Crizier, appointed by the LDS church to preside over the area. In 1889, some sixty families lived in the Afton Townsite. On April 17, 1901, Afton's citizens voted to incorporate.

LOCATION

Major Cities/Distance

Denver 526 Salt Lake City 210 Phoenix 880 Seattle 852

San Francisco 962 Chicago 1,147 Dallas 1,311 New York 2,260

POPULATION

	CITY	COUNTY
1980	1,451	12,177
1985	1,526	14,975
1990	1,324	12,514

CLIMATE

Temperature: Annual Average 39.0 Monthly Average (January) 14

(July) 64

Precipitation: Annual Average 17.92" Humidity: Annual Average 60%

Annual Average Rainfall 18.70" Annual Average Snowfall 96.8

Sunshine Days: 260 Average Growing Season: 60 days

Elevation: 6,200 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 4 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 30 Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: UBC

TAXES
(Local)

Assessed Valuation: City: $4,261,686 County: $283,622,439

Tax Levy (mills) City: 8.000 County: 9.831 Schools: 25 + 6.351

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	1	1	0	0
T-P Ratio	1:22	1:18	1:20	na	na

Vocational Schools: H. S. Shop; IBM Business Dept.; Computer-aided drafting

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 25,567
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: 1 Protestant: 3 Jewish: 0 Other: 10
Commercial: shopping centers: 0
hotel/motels: 4 total rooms: 135
RV parks: 1 total spaces: na
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 1 beds: 15
nursing Homes: 0 total rooms: 0
doctors: 3 dentists: 4
ambulance Service: Yes: X No:
Communications: newspapers: 1 daily: na weekly: 1
radio stations: AM: 1 FM: 0 Public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: X
Recreation: baseball fields: 2 tennis courts: 3 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 3
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 2 other: 2
Area Attractions/Distance: Intermittent Spring; Auburn Hot Spring; Fossil Butte National Monument - 90 miles; Sublette Meadows Nat'l Wetland-45 miles; Yellowstone Nat'l Park-117 miles; Elk Feeding Grounds-30 miles
Cultural Attractions: County Fair; Cutter Races; Art Shows; Fly-ins

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	429	na	na	$ 50.000	na	na	na
Mobile Home	33	na	na	$ na	na	na	na
Multi Family	0	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Lower Valley P & L Contact: Gordon Tyeller Telephone # 886-3175
Maximum generating capacity: 160MW peak load: 100MW Loop System: Yes X No
Industrial rates: demand chg $5.51KW:energy $.0305/KW for 1st 30.000:$.92805/KWH over 30.000
Natural Gas: Suppliers: Propane Contact: Vangas Co. Telephone # 886-9068
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85.000 Btu/cf
Industrial rates: na
Water: Supplier: Municipal Contact: Roy Brenning Telephone: 886-9831
Maximum daily capacity: 4.8M (GD-Gallons/Day) Peak daily demand: 3.5M (GD)
Excess capacity available: Yes X No Residual Pressure: 45 psi
Loop System: Yes X No Industrial rates: $25/quarter
Tap Fees: $3/4"=$500.1 1/2=$2000
Sewer: Treatment Plant: Municipal Tap Fees: $250.00
Present load: .25M (GD) Capacity: .35M (GD)
Solid Waste Disposal Available: Yes X No

TRANSPORTATION

Major Highways: WY 89; U. S. 45 Nearest Interstate 105 miles
Railroad: na
Trucking Firms/distance to nearest terminal Valley Cargo; Consolidated; WY Express

Airport: Afton Airport
Runway Length: 4.650'
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: Charter - Star Valley Aviation Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: na
Bus Service: no Public Transportion: Senior Citizen and Handicapped
Express Service: na

LABOR ANALYSIS

Radius of labor drawing area (miles): Lincoln County

Total work force: 5,739 (County) Average unemployment rate: 4.9% (County)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	900+	$ na
Mining	15	509	$ 787.00
Construction	68	290	$ 394.00
Manufacturing	34	506	$ 363.00
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 342.00
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Freedom Arms	Guns	70
Star Valley Cheese	Cheese	75
Tricon Timber/Cogen.	Lumber; elec.	82
LVP & L	Elec. Service	40
Christen Industries	Aircraft	74
Maverik Corp.	Gas/Conv. Chain	60

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Mayor Mike Hunsaker	(307) 886-9831

COMMUNITY CONTACT

Roy Brenning, Town Clerk
P. O. Box 310
Afton, WY 83110
(307) 886-9831

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX 777-5840

ALPINE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Alpine was first settled in 1888 and was located in Idaho. In 1959 the 1.25M acre feet Palisades Reservoir was completed and the rising waters forced the relocation of Alpine to its present location. A portion of the community voted to incorporate in 1988. Alpine is located at the northern end of Star Valley in Lincoln County.

LOCATION

Major Cities/Distance

Denver 556 Salt Lake City 235 Phoenix 910 Seattle 825

San Francisco 962 Chicago 1.477 Dallas 1.341 New York 2.290

POPULATION

	CITY	COUNTY
1980	254	12.177
1985	na	14.975
1990	200	12.514

CLIMATE

Temperature: Annual Average 39.0 Monthly Average (January) 14.0
(July) 64.0
Precipitation: Annual Average 17.92" Humidity: Annual Average 60%
Annual Average Rainfall 12" Annual Average Snowfall 50"
Sunshine Days: 260 Average Growing Season: 60 days
Elevation: 5.700 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 0 Volunteer Contratc w/sheriff 911: Yes X No
Fire Department: Fulltime 0 Volunteer X Insurance Rating: 8
Planning Commission: Yes X No Business License Required: Yes X No
Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $745.273 County: $283.622.439
Tax Levy (mills) City: 8.000 County: 9.831 Schools: 25 + 6.351

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	1	1	0	0
T-P Ratio	1:22	1:18	1:20	na	na

Vocational Schools: H.S. Shop; IBM Business Dept., Computer-aided drafting

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 0 Total Volumes: .000
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 0 Protestant: 0 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 5 total rooms: 129
RV parks: 1 total spaces: 66
conventions facilities: 1 capacity: 275
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: ____ dentists: ____
ambulance Service: Yes: X No: ____
Communications: newspapers: 1 daily: na weekly: 1
radio stations: AM: 1 FM: 0 Public: 0
cable TV: Yes: ____ No: X
telephone service provider: Silver Star
post offices: 1 class: ____ overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 1
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 0 other: na
Area Attractions/Distance: Elk Feeding Grounds; Palisades Reservoir; Snake River (Whitewater); Yellowstone Nat'l Park, 90 mi.; Teton Nat'l Park, 55 mi. Intermitten Spring, 30 mi.; Auburn Hot Spring, 30 mi.; Fossil Butte, 120 mi.; Sublette Meadow Wetland, 75 mi.
Cultural Attractions: Art Shows; Concerts; Octoberfest; Annual Car Show; Snowmobile Drag Races (WRSSA) and Poker Run; Winterfest; Mountain Days Celebration, 3rd week in July, Fri.-Sunday

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ 55,000	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Lower Valley P & L Contact: Gordon Tueller Telephone # 886-3175

Maximum generating capacity: 160MW peak load: 100MW Loop System: Yes X No ____

Industrial rates: Demand Charge=$5.51/kw; Energy Charge=$.0305KWH for 1st 30,000, $.02805/KV

Natural Gas: Suppliers: na/ propane Contact: Vangas Co. Telephone # 886-9068

Maximum capacity: na (mcf)peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Municipal Contact: Mayor Telephone: 654-7554

Maximum daily capacity: 2M (GD-Gallons/Day) Peak daily demand: 1.5M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes X No ____ Industrial rates: $48/Quarter to 60,000 gals; $0.80/1,000 gal surchrg June-Sept. Tap Fees: $750=3/4" 1"=$1000

Sewer: Treatment Plant: Septic Systems Only Tap Fees: $ na

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: WY 89; U S 30, 75 mi. Nearest Interstate 75 miles

Railroad: na

Trucking Firms/distance to nearest terminal Valley Cargo; Consolidated; WY Express - Afton, WY - 32 mi.; Utah Wyo Freight Line - Afton, WY 32 mi.

Airport: Alpine Airport

Runway Length: 5800' Type of Surface asphalt

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: Star Valley Aviation - Charter Service Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: UPS and United States Post Office Distance to Terminal: na

Bus Service: no Public Transportion: Senior Citizen and Handicapped

Express Service Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100 miles - Countywide

Total work force: 5,739 (County) Average unemployment rate: 4.9% (County)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	900+	$ na
Mining	15	509	$ 787.00
Construction	68	290	$ 394.00
Manufacturing	34	506	$ 363.00
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 342.00
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Caribou Four Corner	Gas/Conv. Chain	60
Freedom Arms	Guns	70
Star Valley Cheese	Cheese	75
Tricon Timber/Cogen.	Lumber/Elec.	82
LVP & L	Elec. Service	40
Christen Industries	Aircraft	74

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Hoffman and Associated Realtors	654-7575

COMMUNITY CONTACT

Mayor Don Wooden
Alpine Town Hall
Alpine, WY 83128
654-7591 or 7592
Town Office - 654-7754

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

BAGGS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The beautiful and scenic Little Snake River Valley where Baggs is located lies along the Wyoming-Colorado border in southern Carbon County. The valley, whose economy is based on agriculture and the energy industry, is a place where tourists can revisit the "Old West." The town was established by Maggie and George Baggs in the early 1870's. The first area post office was established in Baggs in 1879, and the town was incorporated in 1910. Baggs served as a rendezvous point for Butch Cassidy's gang after several train robberies.

LOCATION

Major Cities/Distance

Denver 266 Salt Lake City 375 Phoenix 1,398 Seattle 1,000

San Francisco 1,032 Chicago 1,342 Dallas 1,122 New York 2,177

POPULATION

	CITY	COUNTY
1980	433	21,896
1985	377	17,950
1989	267	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 35.8

(July) 65.6

Precipitation: Annual Average 4.94" Humidity: Annual Average 60%

Annual Average Rainfall 4.94" Annual Average Snowfall 34.3"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 6,245 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 1 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 10 Insurance Rating: 8

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $516,569 County: $279,614,5

Tax Levy (mills) City: 14.88 County: 30.94 Schools: 36.90

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	comb w/HS	comb w/JHS	0	0
T-P Ratio	1:22	1:19	1:19	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 1,200
Day Care Centers: 0 Senior Centers: 1
Churches: Catholic: 1 Protestant: 1 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 52
RV parks: 1 total spaces: 20
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 1 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: Valley Telephone Co.
post offices: 1 class: 3rd overnight mail services: 1
Recreation: baseball fields: 2 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Movies, bowling, skating, swimming, golf, 41 mi.. Excellent hunting and fishing locally.

Cultural Attractions: Library, park, dude ranching, bed & breakfast facilities, Bank Bar Club (Nat'l Historic Site), Butch Cassidy's cabin, and the Historic Episcopal Church

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	64	39	25	$ na	7	0	7
Mobile Home	61	44	17	$ na	8	3	5
Multi Family	12	4	8	$ na	2	0	2
Senior Housing	0	0	0	$ na	0	0	0
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Yampa Valley Contact: Robert Estey Telephone # 824-6593
Maximum generating capacity: 2250KVA peak load: 1800KW Loop System: Yes ______ No X
Industrial rates: $7.30 per KW Energy Charge .04215 per KWH
Natural Gas: Suppliers: Mountain Fuel Contact: Jeanette Schultz Telephone # 800-231-8874
Maximum capacity: Unlimited (mcf)peak demand: 23,000CF/HR (mcf)
Rating: 85,000 Btu/cf
Industrial rates: 2.99 per decatherm
Water: Supplier: Town of Baggs Contact: Town Hall Telephone: 383-7335
Maximum daily capacity: 144,000 (GD-Gallons/Day) Peak daily demand: 60,000 (GD)
Excess capacity available: Yes X No ______ Residual Pressure: 64 psi
Loop System: Yes X No ___ Industrial rates: None
Tap Fees: $900.00
Sewer: Treatment Plant: 3 cell aerated lagoon system Tap Fees: $500.00
Present load: 30,000 (GD) Capacity: For 750 pop (GD)
Solid Waste Disposal: Available Yes X No ______

TRANSPORTATION

Major Highways: WY 789, 70 Nearest Interstate 50 miles
Railroad: none
Trucking Firms/distance to nearest terminal Craig, CO. 41miles
Airport: Dixon Airport, 6 miles
Runway Length: 7,900 '
Lights: Yes ______ No X Tower: Yes ______ No X
Instrument Landing System: Yes ______ No X
Airlines serving area: none Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ______ No X
Parcel Service: UPS Distance to Terminal: none
Bus Service: none Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961- County   Average unemployment rate: 6.9% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
33 Ranches	Cattle/Sheep	-
13 Local Retail Byusinesses	Miscellaneous	45
School District #1 (local school)	Education	35

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corporation	328-2651

COMMUNITY CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301
(307) 328-2659

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

BASIN **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The town of "Basin City: was founded in 1896 by Winfield S. Collins expressly to be the county seat of newly created Big Horn County. The town grew fast in its first years. It was incorporated in 1902 and "City" was dropped from the name by the government. Basin is the center for one of the richest irrigated farming areas in the state. This community is one of the pioneers in the entire northwest in the use of natural gas for heating and lighting. The petroleum, natural gas resources of the area remain important.

LOCATION

Major Cities/Distance

Denver 471 Salt Lake City 432 Phoenix 1,083 Seattle 1,002

San Francisco 1,190 Chicago 1,279 Dallas 1,245 New York 2,007

POPULATION

	CITY	COUNTY
1980	1,349	11,896
1985	1,272	11,256
1989	1,264	11,189

CLIMATE

Temperature: Annual Average na Monthly Average (January) 12.0
(July) 71.2
Precipitation: Annual Average 6.67" Humidity: Annual Average 50%
Annual Average Rainfall 6.67" Annual Average Snowfall 17.3"
Sunshine Days: na Average Growing Season: 157 days
Elevation: 3,880 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 3 Volunteer 0 911: Yes X No ___
Fire Department: Fulltime 0 Volunteer 20 Insurance Rating: 6
Planning Commission: Yes X No ___ Business License Required: Yes ___ No X
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $2,578,612 County: $101,272,893
Tax Levy (mills) City: .093 County: na Schools: 0.25

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:23	1:23	1:23	na	na

Vocational Schools: __________

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 65,000
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 1 Protestant: 3 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 7
RV parks: 1 total spaces: __________
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 1 beds: 28
nursing homes: 2 total rooms: 152 beds
doctors: 1 dentists: 1
ambulance service: Yes: X No: __________
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: __________
telephone service provider: U.S. West
post offices: 1 class: Second overnight mail services: 1
Recreation: baseball fields: 2 tennis courts: 1 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 1
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Cloud Peak Wilderness, Big Horn National Forest, Antelope Butte Ski Lodge; Big Horn County Fair
Cultural Attractions: parks

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS AVERAGE COST OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental	Total	Owner	Rental	
Single Family	3,219	na	na	$ na	na	na	na
Mobile Home	775	na	na	$ na	na	na	na
Multi Family	331	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Rocky Mt. Generation Contact: na Telephone # na

Maximum generating capacity: na peak load: 2,500 KW Loop System: Yes ___ No ___

Industrial rates: ___

Natural Gas: Suppliers: WY Gas Company Contact: na Telephone # na

Maximum capacity: na (mcf)peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Town of Basin Contact: Mike Dellos Telephone: 568-3333

Maximum daily capacity: 1.5 M (GD-Gallons/Day) Peak daily demand: 2.4 M (GD)

Excess capacity available: Yes X No ___ Residual Pressure: 60 pounds

Loop System: Yes ___ No ___ Industrial rates: None

Tap Fees: $125

Sewer: Treatment Plant: Lagoon Tap Fees: $125

Present load: .45 M (GD) Capacity: 2 M (GD)

Solid Waste Disposal: Available Yes X No ___

TRANSPORTATION

Major Highways: US 14, 16, 20 Nearest Interstate 195 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal none

Airport: none

Runway Length: na Type of Surface: na

Lights: Yes ___ No X Tower: Yes ___ No X

Instrument Landing System: Yes ___ No X

Airlines serving area: none Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ___ No X

Parcel Service: UPS Distance to Terminal: na

Bus Service: Cody Bus Line Express Service: None

Public Transportion: None

LABOR ANALYSIS

Radius of labor drawing area (miles):

Total work force: Average unemployment rate:

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining			$ .00
Construction			$ .00
Manufacturing			$ .00
Trans. Comm. & Utilities			$ .00
Wholesale Trade			$ .00
Retail Trade			$ .00
Finance, Insurance, Real Estate			$ .00
Services			$ .00
Public Administration			$ .00

Major Industry/Resources

Major Employers	Product	No. Employees

INDUSTRIAL PROPERTIES

Contact Person Telephone No.

COMMUNITY CONTACT

City Clerk
Town of Basin
P. O. Box 599
Basin, WY 82410
(307) 568-3331

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

BIG PINEY **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY The first settlers in the Big Piney area were cattlemen who wintered their stock here in the late 1800's. Ranches were established along the rivers and for many years, flourished as the primary economic institution. The area's oil fields were developed in the 1920's and experienced booms in the 1950's and continue in the 1980' In 1987, Exxon Oil Corp., opened a $500 million plant to process natural gas. Enron Oil & Gas intends to double it natural gas production in the next 3-5 years. Oil and natural gas now produce the largest share of the county's revenue.

LOCATION

Major Cities/Distance

Denver 510 Salt Lake City 200 Phoenix 848 Seattle 1,036

San Francisco 952 Chicago 1,456 Dallas 1,279 New York 2,228

POPULATION

	CITY	COUNTY
1980	520	4,548
1985	600	7,080
1989	480	4,558

CLIMATE

Temperature: Annual Average 34 Monthly Average (January) 8
(July) 60
Precipitation: Annual Average 40" Humidity: Annual Average 50%
Annual Average Rainfall na Annual Average Snowfall 40"
Sunshine Days: 75% Average Growing Season: 40-60
Elevation: 6,798 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 0 Volunteer sheriff 911: Yes X No
Fire Department: Fulltime 0 Volunteer X Insurance Rating: na
Planning Commission: Yes No X Business License Required: Yes X No
Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X
Building Codes: na

TAXES
(Local)

Assessed Valuation: City: $1,338,522.00 County: $196,100,124.00
Tax Levy (mills) City: 0 County: 6.168 Schools: 26.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:12	1:12	1:14	na	na

Vocational Schools: na

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 40,000
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: 1 Protestant: 3 Jewish: 0 Other: 2
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 31
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 1
doctors: X dentists:
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: Pacific Telecom
post offices: 1 class: 2nd overnight mail services: no
Recreation: baseball fields: 3 tennis courts: 0 swimming pools: 1
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 0 other: 0
Area Attractions/Distance: Movie theater - 2 mi.; Golf Course - 34 mi.; Rodeo Grounds/County Park 3 mi.; Jackson Hole - 90 mi.

Cultural Attractions: Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah Power & Light Contact: Susan Wells Telephone # 877-9061
Maximum generating capacity: 735MW peak load: 5 MW Loop System: Yes X No ____
Industrial rates: Contact Utah P & L
Natural Gas: Suppliers: Mountain Fuel Contact: na Telephone # 362-5691
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: varies Btu/cf
Industrial rates: na
Water: Supplier: Town of Big Piney Contact: Don Pope Telephone: 276-3554
Maximum daily capacity: 573,666 (GD-Gallons/Day) Peak daily demand: ____
Excess capacity available: Yes ____ No ____ Residual Pressure: ____
Loop System: Yes X No ____ Industrial rates: Contact Town of Big Piney
Tap Fees: $750 Dom.; $875 Com.
Sewer: Treatment Plant: Lagoon System Tap Fees: $500/$625
Present load: na (GD) Capacity: operating at under 50% (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: U. S. 189 Nearest Interstate 110 miles
Railroad: 200 miles
Trucking Firms/distance to nearest terminal na

Airport: Jackson - 90 mi.; Rock Springs 110 mi.; Salt Lake City - 200 mi.
Runway Length: 6,800 ' Type of Surface: TFC
Lights: Yes ____ No X Tower: Yes ____ No X
Instrument Landing System: Yes X No ____
Airlines serving area: None Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No ____
Parcel Service: na Distance to Terminal: ____
Bus Service: na Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 3,186 Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries		554	$ na
Mining		405	$ .00
Construction		239	$ .00
Manufacturing		45	$ .00
Trans. Comm. & Utilities		191	$ .00
Wholesale Trade		83	$ .00
Retail Trade		497	$ .00
Finance, Insurance, Real Estate		134	$ .00
Services		503	$ .00
Public Administration		554	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Enron Oil	Oil and Natural Gas	na
Exxon Oil	Oil and Natural Gas	
Various Ranches	Cattle	
School	Education	

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Real Estate of Sublette County	(307) 276-3638

COMMUNITY CONTACT

Mayor Paul N. Scherbel
P. O. Box 70
Big Piney, WY 83113
(307) 276-3554

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX 777-5840

BUFFALO **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY The struggle for territory was the early history of Johnson County -- first between the Cavalry and Sioux Indians, then between homesteaders and English Cattle barons. After settling what came to be known as the Johnson County Cattle War in 1892, Buffalo became a thriving community of merchants, hotels, churches and schools catering to surrounding ranches and the growing numbers of travelers making thier way to Yellowtone Park.

LOCATION

Major Cities/Distance

Denver 390 Salt Lake City 512 Phoenix 1,232 Seattle 990

San Francisco 1,250 Chicago 1,104 Dallas 1,172 New York 1,915

POPULATION

	CITY	COUNTY
1980	3,799	6,700
1985	3,689	6,507
1989	3,642	6,423

CLIMATE

Temperature: Annual Average 48.4 Monthly Average (January) 27.6
(July) 69.3
Precipitation: Annual Average 13.54" Humidity: Annual Average 48%
Annual Average Rainfall 13.54" Annual Average Snowfall 44"
Sunshine Days: 252 Average Growing Season: 115 days
Elevation: 4,645 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime X Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer X Insurance Rating: 7
Planning Commission: Yes X No Business License Required: Yes No X
Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $9,764,693 County: $81,971,496
Tax Levy (mills) City: 68.998 County: 61.970 Schools: 6.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	2	1	1	0	0
T-P Ratio	1:12	1:11	1:10	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 20,000
Day Care Centers: 2 Senior Centers: 1
Churches: Catholic: 1 Protestant: 14 Jewish: 0 Other: 2
Commercial: shopping centers: 0
hotel/motels: 13 total rooms: 324
RV parks: 3 total spaces: 189
conventions facilities: 1 capacity: 300-400
Medical Facilities: hospitals: 1 beds: 29
nursing homes: 1 total rooms: 54 beds
doctors: 3 dentists: 4
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 1
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: First overnight mail services: yes1
Recreation: baseball fields: 4 tennis courts: 4 swimming pools: 2
golf courses: 1 bike paths: several soccer fields: 4
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 2 other: 0
Area Attractions/Distance: Downhill Skiing, 46 mi.; Mountain Experiencec, 3 mi.; Lake DeSmet, 10 mi.; Fort Phil Kearney, 13 mi.; TA Ranch, 15 mi.; Carousel; Clear Creek Walking Trail - approx. 14 mile long.
Cultural Attractions: Theater - Music Group; Arts Council/Basque Festival;Fair and Rodeo

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	2,090	1,426	664	$ 50,000	1284	0	1,284
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	46	0	46	$ 250/mo	46	0	46
Senior Housing	35	0	35	$ na	50	0	50
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: na Telephone # 684-7311
Maximum generating capacity: 12MW peak load: na Loop System: Yes ______ No X
Industrial rates: Over 10KW = $8 basic charge + $.5/KW for each KW - 10
Natural Gas: Suppliers: MDU Contact: Brett Brenden Telephone # 684-7252
Maximum capacity: unlimited (mcf)peak demand: unlimited (mcf)
Rating: 85,000 Btu/cf
Industrial rates: $115 base rate + $3.367/decatherm @ 14.73 PSIA
Water: Supplier: City of Buffalo Contact: Ken Gross Telephone: 684-5566
Maximum daily capacity: 5.8 million (GD-Gallons/Day) Peak daily demand: 2.8 million (GD)
Excess capacity available: Yes X No ______ Residual Pressure: 65 psi
Loop System: Yes X No - Industrial rates: Over 70,000 gallons: ss per 1,000
Tap Fees: 75"/$500 to 6"/$30,000
Sewer: Treatment Plant: Aerated Lagoon System Tap Fees: at connectors exp.
Present load: 1 M (GD) Capacity: 2 M (GD)
Solid Waste Disposal: Available Yes X No ______

TRANSPORTATION

Major Highways: US 16, I-25, I-90 Nearest Interstate adjacent miles
Railroad: none
Trucking Firms/distance to nearest terminal North Park Trans. 110 mi.; Edson Express, 110 mi.; Trade Street Enterprises;local
Airport: Johnson County Airport
Runway Length: 6,158 feet Type of Surface: asphalt
Lights: Yes ______ No X Tower: Yes ______ No X
Instrument Landing System: Yes ______ No X
Airlines serving area: none Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No ______
Parcel Service: UPS, Post Office Distance to Terminal: local
Bus Service: Powder River Transportation Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 3,600 Average unemployment rate: 4.5%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	2	14	$ 350.00
Mining	20	254	$ 440.00
Construction	27	88	$ 328.00
Manufacturing	12	49	$ 225.00
Trans. Comm. & Utilities	19	173	$ 371.00
Wholesale Trade	10	21	$ 317.00
Retail Trade	64	420	$ 156.00
Finance, Insurance, Real Estate	17	87	$ 394.00
Services	73	674	$ 283.00
Public Administration	16	124	$ 287.00

Major Industry/Resources

Major Employers	Product	No. Employees
Cross Roads Inn	Service	55
Veterans Home of WY	Health	39
Johnson County School District	Education	206
JC Memorial Hospital	Health	126
Johnson County	Government	58

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Janette McCain, Big Horns Econ. Dev	(307) 684-7877

COMMUNITY CONTACT

Executive Director
Big Horns Economic Development Inc.
P. O. Box 124
Buffalo, WY 82834
(307) 684-7877

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

CASPER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 278 Salt Lake City 403 Phoenix 1,090 Seattle 1,094

San Francisco ______ Chicago 1,036 Dallas 1,048 New York 1,831

POPULATION

	CITY	COUNTY
1980	51,016	71,856
1985	52,923	72,449
1989	49,000	64,700

CLIMATE

Temperature: Annual Average ______ Monthly Average (January) 22.2

(July) 70.9

Precipitation: Annual Average 77" Humidity: Annual Average 64%

Annual Average Rainfall 11.28" Annual Average Snowfall 77"

Sunshine Days: 275 Average Growing Season: 90-100 days

Elevation: 5,200 Feet

GOVERNMENT

Type: City Manager

Police Department: Fulltime 64 Volunteer 0 911: Yes X No ______

Fire Department: Fulltime 81 Volunteer 0 Insurance Rating: 3

Planning Commission: Yes X No ______ Business License Required: Yes ___ No X

Zoning Regulations: Yes X No ______ Industrial Plan Approval: Yes X No ______

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $135,407,092 County: $334,127,760

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 44.09

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	30	3	2	2	3
T-P Ratio	1:21	1:21	1:17	na	na

Vocational Schools: 4

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 145,000
Day Care Centers: 22 Senior Centers: ______
Churches: Catholic: 3 Protestant: 60 Jewish: 1 Other: 6
Commercial: shopping centers: 4
hotel/motels: 27 total rooms: 1900
RV parks: 12 total spaces: 270
conventions facilities: 4 capacity: Hotel - 2,000; Events Center-10,000
Medical Facilities: hospitals: 2 beds: 334
nursing homes: 3 total rooms: 316
doctors: 81 dentists: 41
ambulance service: Yes: X No: ______
Communications: newspapers: 3 daily: 1 weekly: 2
radio stations: AM: 5 FM: 3 public: 0
cable TV: Yes: X No: ______
telephone service provider: U.S. West
post offices: 3 class: ______ overnight mail services: X
Recreation: baseball fields: 13 tennis courts: 8 swimming pools: 8
golf courses: 3 bike paths: ______ soccer fields: 1
skating rinks: 1 movie theaters: 8 outdoor movies: 0
recreation center: 1 number of parks: 44 other: 5
Area Attractions/Distance: Alcova Lake - 30 mi.; Hogadon Ski Area - 8 mi.; Casper Mountain - 7 miles

Cultural Attractions: Nicolaysen Art Museum, Krampert Theatre for Performing Arts
Events Center

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ .000	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Bill Edwards Telephone # 577-6912

Maximum generating capacity: na peak load: na Loop System: Yes No

Industrial rates:

Natural Gas: Suppliers: Northern Gas Contact: Dan Kuehn Telephone # 235-1541

Maximum capacity: na (mcf)peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates:

Water: Supplier: City of Casper Contact: Telephone: 235-8213

Maximum daily capacity: 40 mil (GD-Gallons/Day) Peak daily demand: 28 mil (GD)

Excess capacity available: Yes X No Residual Pressure:

Loop System: Yes No Industrial rates: $75/1000 gal.

Tap Fees: $

Sewer: Treatment Plant: Casper Tap Fees: $

Present load: 6 mil (GD) Capacity: 14 mil (GD)

Solid Waste Disposal: Available Yes No

TRANSPORTATION

Major Highways: I-25, 220, 20-26, 87 Nearest Interstate adjacent miles

Railroad: Burlington Northern, Chicago Northwestern

Trucking Firms/distance to nearest terminal several located in city limits, 48 motor carriers

Airport: Natrona County International Airport

Runway Length: 10,600; 8,681 Type of Surface: asphalt

Lights: Yes X No Tower: Yes X No

Instrument Landing System: Yes X No

Airlines serving area: Delta, United, Continental, Sky West Daily Flights: yes

Fixed Base Operators/Air Taxi: Yes X No

Parcel Service: UPS Distance to Terminal: 11 mi.

Bus Service: Mini Bus for elderly and handicapped Public Transportion: Taxi

Express Service: Airborne, Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): Countywide

Total work force: 31,366 Average unemployment rate: 5.9

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	40	285	$ 210.00
Mining	202	2,145	$ 592.00
Construction	221	1,589	$ 413.00
Manufacturing	86	1,579	$ 462.00
Trans. Comm. & Utilities	146	1,594	$ 457.00
Wholesale Trade	320	2,057	$ 491.00
Retail Trade	486	5,706	$ 207.00
Finance, Insurance, Real Estate	229	1,446	$ 394.00
Services	821	5,760	$ 312.00
Public Administration	97	4,990	$ 461.00

Major Industry/Resources

Major Employers	Product	No. Employees
Natrona Co. School District	School System	1,600
Wyoming Medical Center	Health	900
City of Casper	City Management	452
True Oil & Affiliates	Ranching, Trucking, Energy Exp.	350+
Casper College	Education	340
Wyoming National Bank	Bank	242

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carl Adrian	(307) 577-7011

COMMUNITY CONTACT

Mr. Carl Adrian
Casper Area Economic Dev. Alliance
111 W. 2nd St., Suite 615
Casper, WY 82601
(307)577-7011

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

CHEYENNE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Cheyenne had its beginnings in 1867 when the Union Pacific Railroad crossed the high plains enroute to the West Coast. The city that sprang up in the railroad's path was named for an Indian tribe that roamed the area. The establishment of Fort D. A. Russell and the booming livestock industry helped Cheyenne grow as the cultural and trading center of the West. Eastern capitalists and foreign nobility invested heavily in Wyoming cattle, at one time making Cheyenne the wealthiest per capita city in the world. While still retaining its frontier charm, Cheyenne is a progressive community with a high quality of life that makes it an excellent place to live and do business.

LOCATION

Major Cities/Distance

Denver 100 Salt Lake City 436 Phoenix 941 Seattle 1,245

San Francisco 1,192 Chicago 981 Dallas 861 New York 1,754

POPULATION

	CITY	COUNTY
1980	47,283	68,649
1985	50,960	71,293
1990*	49,005	72,319

**Preliminary*

CLIMATE

Temperature: Annual Average 45.7 Monthly Average (January) 26.1

(July) 68.8

Precipitation: Annual Average 13.31" Humidity: Annual Average 51%

Annual Average Rainfall 14.62" Annual Average Snowfall 51.5"

Sunshine Days: 234 Average Growing Season: 128 days

Elevation: 6,062 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 75 Volunteer 32 911: Yes X No

Fire Department: Fulltime 87 Volunteer 250 Insurance Rating: 3

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: UBC

TAXES
(Local)

Assessed Valuation: City: $153,688,185 County: $245,853,310

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 58.59

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	27	3	3	1	5
T-P Ratio	1:24	1:19	1:19	1:22.	varies

Vocational Schools: 1

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 2 Total Volumes: 208,812
Day Care Centers: 20 Senior Centers: 1
Churches: Catholic: 4 Protestant: 71 Jewish: 1 Other: 8
Commercial: shopping centers: 9
hotel/motels: 28 total rooms: 1,964
RV parks: 7 total spaces: 326
conventions facilities: 4 capacity: 1,500
Medical Facilities: hospitals: 4 beds: 400+
nursing homes: 3 total rooms: 276
doctors: 110 dentists: 37
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 2 weekly: 1
radio stations: AM: 4 FM: 3 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 6 class: na overnight mail services: 2
Recreation: baseball fields: 22 tennis courts: 11 swimming pools: 3
golf courses: 2 bike paths: many soccer fields: 5
skating rinks: na movie theaters: 10 outdoor movies: 0
recreation center: 2 number of parks: 14 other: basketball
Area Attractions/Distance: Curt Gowdy State Park, 25m.; Happy Jack Recreation Area, 30m.; Veduawoo Recreation Area, 30m.; Snowy Range Mountains and Snowy Range Ski Area, 70 mi.; Cheyenne Frontier Days
Cultural Attractions: Cheyenne Little Theater, Community Concerts, State Museum, Old West Museum, State Capitol, Historic Governor's Mansion., Union Pacific Depot, Botanical Gardens

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ 72,671	618	618	na
Mobile Home	na	na	na	$ 258/mo	10	10	na
Multi Family	na	na	na	$ 350/mo	43	43	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Cheyenne Light F & P Contact: Jack Carroccia Telephone # 788-2102
Maximum generating capacity: unlimited peak load 108MW Loop System: Yes X No
Industrial rates: Svc. chg. $65/mo.; demand 6.76 KW Energy Chg. .0.02299/KWH
Natural Gas: Suppliers: Cheyenne Light F & P Contact: Jack Carroccia Telephone # 778-2102
Maximum capacity: unlimited (mcf)peak demand: 52,000 (mcf)
Rating: 850 Btu/cf
Industrial rates: Svc. chg. 94.90/mo; commodity 2.4187/mcf Transportation Available
Water: Supplier: City of Cheyenne Contact: Herman Noe Telephone: 637-6460
Maximum daily capacity: 37M (GD-Gallons/Day) Peak daily demand: 36M (GD)
Excess capacity available: Yes X No Residual Pressure: 75-130 psi
Loop System: Yes X No - Industrial rates: $1.46/1000 gal.; Uniform Flat Rate
Tap Fees: $2,500+
Sewer: Treatment Plant: 2 Tap Fees: $incl. above
Present load: 8.5 M (GD) Capacity: 12.0M (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 30, 85, 87; I-25, I-80 Nearest Interstate Adjacent miles
Railroad: Union Pacific and Burlington Northern
Trucking Firms/distance to nearest terminal 20 motor carriers companies with 11 general commodity motor freight terminals serving area

Airport: Cheyenne Airport
Runway Length: 4999, 6691, 9200 Type of Surface: concrete
Lights: Yes X No Tower: Yes X No
Instrument Landing System: Yes X No
Airlines serving area: Continental Express & United Express Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: local
Bus Service: Greyhound, Powder River Public Transportion: Taxi; senior citizens bus
Express Service: UPS; Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 50 miles

Total work force: 35,168 Average unemployment rate: 5.6%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	43	270	$ 212.00
Mining	13	148	$ 547.00
Construction	265	2,536	$ 462.00
Manufacturing	48	1,293	$ 434.00
Trans. Comm. & Utilities	103	2,416	$ 547.00
Wholesale Trade	142	847	$ 356.00
Retail Trade	419	6,462	$ 198.00
Finance, Insurance, Real Estate	205	1,917	$ 367.00
Services	687	8,538	$ 325.00
Public Administration	66	3,053	$ 419.00

Major Industry/Resources

Major Employers	Product	No. Employees
F. E. Warren AFB	Military	4,825
State of Wyoming	Government	3,090
Federal Government	Government	2,480
Laramie. Co. School Dist. #1	Education	1,532
Union Pacific Railroad	Railroad	800
City of Cheyenne	Government	460
U.S. West Communications	Telephone	460

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Jack Crews, President, Cheyenne LEADS	(307) 638-6000

COMMUNITY CONTACT	STATE CONTACT
Cheyenne LEADS or	Division of Economic and Community Development
Cheyenne Chamber of Commerce	Herschler Building, 2nd Floor West
P.O. Box 1147	Cheyenne, Wyoming 82002
Cheyenne, WY 82003	(307) 777-7285
(307) 638-3388	FAX (307) 777-5840

Update 1/91

CHUGWATER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Indians stampeded buffalo across the plains to charge over bluffs, and the shaggy beasts crashed with a "chug" to their deaths near and in the water below. The stream was called "Chug Water". The first permanent white men to settle the valley were ranchers. Headquarters for the massive holdings of the Swan Land and Cattle Company were located on Chugwater Creek in 1883. This ranch, a stage station, post office and the railroad all helped determine the location of Chugwater. It was first platted on the east side of the railroad tracks in 1887. This failed and the town was replatted in 1911 on the west side of the tracks as it is today

LOCATION

Major Cities/Distance

Denver 150 Salt Lake City 486 Phoenix 991 Seattle 1,295

San Francisco 1,242 Chicago 1,218 Dallas 931 New York 1,961

POPULATION

	CITY	COUNTY
1980	280	11,974
1985	282	9,898
1989	282	9,787

CLIMATE

Temperature: Annual Average 46.7 Monthly Average (January) 27.2
(July) 69.4
Precipitation: Annual Average 15.50" Humidity: Annual Average 55.0%
Annual Average Rainfall 15.50" Annual Average Snowfall 64.5"
Sunshine Days: 235 Average Growing Season: 100 days
Elevation: 5,288 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 1 Volunteer 0 911: Yes ___ No ___
Fire Department: Fulltime 0 Volunteer 18 Insurance Rating: na
Planning Commission: Yes X No ___ Business License Required: Yes ___ No X
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___
Building Codes: No

TAXES
(Local)

Assessed Valuation: City: $528,930 County: $111,499,155
Tax Levy (mills) City: 66.576 County: 12.000 Schools: 25.000

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:15	1:4	1:4	na	na

Vocational Schools: ____

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: na
Day Care Centers: 1 Senior Centers: ____
Churches: Catholic: 1 Protestant: 2 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 0 total rooms: 0
RV parks: 2 total spaces: 30
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No: ____
Communications: newspapers: 1 monthly daily: 0 weekly: ____
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ____
telephone service provider: Chugwater Telephone Co.
post offices: 1 class: na overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 2 other: 0
Area Attractions/Distance: Chugwater Chili-off (June 16,1990); Chugwater Museum
Cultural Attractions: Diamond Guest Ranch; McDonald Ranch; Swan Land and Cattle Co.; Foss Ranch; State Coach Stop; Slater School

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	75	70	5	$ na	7	7	0
Mobile Home	10	10	0	$ na	3	3	0
Multi Family	1	na	1	$ na	0	0	0
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Wheatland REA Contact: Chuck White Telephone # 322-2125
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: .0875/KWH
Natural Gas: Suppliers: None Contact: na Telephone #
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: na
Water: Supplier: Municipal Contact: Town Telephone: 422-3493
Maximum daily capacity: 360,0[illegible]0 (GD-Gallons/Day) Peak daily demand: 360,00[illegible] D)
Excess capacity available: Yes X No Residual Pressure: na
Loop System: Yes No Industrial rates: No
Tap Fees: $ None
Sewer: Treatment Plant: Surge Lagoon System Tap Fees: $ None
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: U. S. 30; WY 313; I-80; I-25 Nearest Interstate adjacent miles
Railroad:
Trucking Firms/distance to nearest terminal na

Airport: Wheatland - 25 miles
Runway Length: 4,775' Type of Surface: asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: none Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 45 mi.
Bus Service: Powder River Bus Service Public Transportion: None
Express Service: na

LABOR ANALYSIS

Radius of labor drawing area (miles): 60 miles

Total work force: na Average unemployment rate: 8.7%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	742	8,230	$ 451.55
Mining	304	3,044	$ 629.78
Construction	na	na	$ na
Manufacturing	66	1,186	$ 365.08
Trans. Comm. & Utilities	114	2,678	$ 461.15
Wholesale Trade	148	858	$ 324.63
Retail Trade	514	7,375	$ 174.24
Finance, Insurance, Real Estate	222	2,114	$ 336.74
Services	na	na	$ na
Public Administration	78	3,525	$ 304.06

Major Industry/Resources

Major Employers	Product	No. Employees
Burlington Northern	Transportation	na
Platte County School	Education	na
Wyoming Highway Dept.	Government	na
Individual Farms/Ranches	Agriculture	na

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Bill Stafford	422-3325

COMMUNITY CONTACT

Bill Stafford
Chugwater Econ. Dev. Inc.
C S Ranch
Chugwater, WY 82210
(307) 422-3325

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

CLEARMONT **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY NA

LOCATION

Major Cities/Distance

Denver 425 Salt Lake City 551 Phoenix 1,271 Seattle 1,029

San Francisco 1,289 Chicago 1,065 Dallas 1,211 New York 1,876

POPULATION

	CITY	COUNTY
1980	191	25,048
1985	na	26,420
1989	101	24,863

CLIMATE

Temperature: Annual Average 44.6 Monthly Average (January) 19.5

(July) 69.9

Precipitation: Annual Average 14.93 Humidity: Annual Average 55%

Annual Average Rainfall 14.93 Annual Average Snowfall 70.0"

Sunshine Days: 209 Average Growing Season: 90 days

Elevation: 3,921 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 0 Volunteer Sheriff 911: Yes ___ No ___

Fire Department: Fulltime 0 Volunteer X Insurance Rating: 7

Planning Commission: Yes X No ___ Business License Required: Yes ___ No X

Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes ___ No X

Building Codes: No

TAXES

(Local)

Assessed Valuation: City: $246,488 County: $95,018,536

Tax Levy (mills) City: 8.000 County: 69..9 Schools: 25.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 5%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	1	1	0	0
T-P Ratio	8:61	8:61	13:47	0	0

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 3,500
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 1 Protestant: 0 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 0 total rooms: 0
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: v dentists: 0
ambulance service: Yes: ______ No: X
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: ______ No: X
telephone service provider: Range Telephone Co. Co-op
post offices: 1 class: 3rd overnight mail services: 2nd day
Recreation: baseball fields: 0 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 2 other: 0
Area Attractions/Distance: Lake DeSmet, 35 mi.; Big Horn Mountains, 90 mi.
Cultural Attractions: Ucross Foundation (Artists Residence) - 15 miles

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	42	22	9	$ na	na	7	na
Mobile Home	16	15	na	$ na	na	na	na
Multi Family	0	0	0	$ na	na	na	na
Senior Housing	0	0	na	$ na	na	na	na
Other	9	6	na	$ na	na	2	na

UTILITIES

Electricity: Suppliers: Sheridan-Johnson REA Contact: Rick Brown, Engr. Telephone # 674-6466
Maximum generating capacity: None peak load: na Loop System: Yes X No ____
Industrial rates: 3 Phase: .5947 KW: .2144 KW with demand change

Natural Gas: Suppliers: Propane Contact: Indiv. Supplier Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: na

Water: Supplier: Town of Clearmont Contact: Eldon Buell Telephone: 758-4334
Maximum daily capacity: 100,000 (GD-Gallons/Day) Peak daily demand: 70,000 (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 80-90
Loop System: Yes X No ____ Industrial rates: ____
Tap Fees: $625

Sewer: Treatment Plant: Lagoon System Tap Fees: $600
Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: U. S. 14, 16 Nearest Interstate 30 miles
Railroad: Burlington Northern (Freight and Coal Train - No Depot)
Trucking Firms/distance to nearest terminal Edson Express - 40 miles

Airport: none
Runway Length: na Type of Surface: na
Lights: Yes ____ No X Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X

Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No ____
Parcel Service: UPS Distance to Terminal: 40 mi.
Bus Service: None Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 30 - 40

Total work force: 40-43 (varies) Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ .00
Mining	na	na	$ .00
Construction	2	2	$ .00
Manufacturing	na	na	$ .00
Trans. Comm. & Utilities	na	na	$ .00
Wholesale Trade	na	na	$ .00
Retail Trade	2	3	$ .00
Finance, Insurance, Real Estate	na	na	$ .00
Services	na	na	$ .00
Public Administration	2	2	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Local Retail Store	Grocery	1
School District #3	Education	33
Post Office	Mail Delivery	1
Town Hall	Government	2
Park and Landhill	Maintenance	2
Construction	Construction	2
Bar	Bar	2

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
na	na

COMMUNITY CONTACT

Town Clerk
Town of Clearmont
P. O. Box 127
Clearmont, WY 82835
(307) 758-4465

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

CODY **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Cody, located 52 miles form the East Entrance to Yellowstone National Park, was founded in 1887 by Colonel William F. "Buffalo Bill" Cody. Cody continues to prosper with its diverse economy, which includes oil/minerals, agriculture and tourism. Oil was discovered near Cody in 1904 and several large producing fields are still located nearby. When the Buffalo Bill Dam, located just west of Cody, was completed in 1910, it was the highest dam in the world. In 1989, the dam was raised by 25 feet. Year-round recreational opportunities are almost limitless in Cody and the surrounding mountains, forest and wilderness areas.

LOCATION

Major Cities/Distance

Denver 492 Salt Lake City 445 Phoenix 1,200 Seattle 866

San Francisco 1,200 Chicago 1,492 Dallas 1,306 New York 2,300

POPULATION

	CITY	COUNTY
1980	7,316	21,639
1985	7,610	22,515
1990	7,838	22,727

CLIMATE

Temperature: Annual Average 46.0 Monthly Average (January) 23.4
(July) 72.0

Precipitation: Annual Average 7.40" Humidity: Annual Average 50%
Annual Average Rainfall 9.40" Annual Average Snowfall 35.2"

Sunshine Days: 300 Average Growing Season: 120 days

Elevation: 5,095 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 16 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 30 Insurance Rating: 5

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: U. B. C.

TAXES
(Local)

Assessed Valuation: City: $25,486,000 County: $324,602,933

Tax Levy (mills) City: 5.641 County: 72.45 Schools: 25.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	5	1	1	1	2
T-P Ratio	1:18	1:13	1:11	na	1:5

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 70,000
Day Care Centers: 4 Senior Centers: 1
Churches: Catholic: 1 Protestant: 20 Jewish: 0 Other: 2
Commercial: shopping centers: 2
hotel/motels: 35 total rooms: 1,096
RV parks: 10 total spaces: 755
conventions facilities: 2 capacity: 800
Medical Facilities: hospitals: 1 beds: 46 (units)
nursing homes: 1 total rooms: 105 beds
doctors: 24 dentists: 8
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: Bi-weekly
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: -
telephone service provider: U.S. West (Digital Switching System)
post offices: 1 class: First overnight mail services: 3
Recreation: baseball fields: 8 tennis courts: 8 swimming pools: 2
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 1 outdoor movies: 1
recreation center: 1 number of parks: 9 other: 1
Area Attractions/Distance: Yellowstone Nat'l Park, 52m.; Old Trail Town, local; Buffalo Bill Dam and Reservoir, local; Cody 4th July Stampede, local ; Cody Nite Rodeo, local; Buffalo Bills Irma Hotel, local
Cultural Attractions: Buffalo Bill Historical Center, Buffalo Bill Art Show, Cody Country Art League, Plains Indian Pow Wow, Foundation for North American Wild Sheep, Cody Mural

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,400	na	na	$ 73,000	na	na	na
Mobile Home	250	na	na	$ na	na	na	325.00
Multi Family	650	na	na	$ na	na	na	425.00
Senior Housing	46	na	na	$ na	na	na	na
Other	80	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: W. M. P. A. Contact: City Telephone # 527-7511
Maximum generating capacity: 39.25MW peak load: 12,324KW Loop System: Yes ____ No X
Industrial rates: $8.22 monthly minimum commercial rate
Natural Gas: Suppliers: Great Falls Gas Contact: Cody Gas Telephone # 587-4281
Maximum capacity: 14,500 mmcf per day (mcf)peak demand: 10,000 mmcf per day (mcf)
Rating: 1,000 Btu/cf
Industrial rates: $2.31 per mcf
Water: Supplier: City of Cody Contact: City Telephone: 527-7511
Maximum daily capacity: 5 M (GD-Gallons/Day) Peak daily demand: 2.5 M (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 40-80 psi
Loop System: Yes X No ____ Industrial rates: $6.41 first 3,000 gallons
Tap Fees: $600
Sewer: Treatment Plant: Aeration/Lagoon Tap Fees: $50
Present load: .75 M (GD) Capacity: 2.1 M (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: US 14, 16, 20; WY 120, 291 Nearest Interstate 90 miles
Railroad: Burlington Northern Spur
Trucking Firms/distance to nearest terminal Edson Express, local; North Park Trans., 23 mi.; Dick Jones Trucking, local; North American Van Lines (C.T.); Powder River Transportation, local; Cody Bus Lines, local
Airport: Yellowstone Regional Airport
Runway Length: 8,500' Type of Surface: asphalt
Lights: Yes X No ____ Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X
Airlines serving area: United Express, Continental Express, Mesa Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No ____
Parcel Service: UPS Distance to Terminal: Hub
Bus Service: Cody Bus Lines, Powder River Trans. Express Service: Federal Express
Public Transportion: Senior Citizen Bus, Cody Connection Taxi

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 12,695 Average unemployment rate: 5.3

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	31	225	$ 243.00
Mining	45	717	$ 634.00
Construction	127	792	$ 407.00
Manufacturing	31	374	$ 406.00
Trans. Comm. & Utilities	54	421	$ 434.00
Wholesale Trade	66	412	$ 333.00
Retail Trade	194	1,936	$ 177.00
Finance, Insurance, Real Estate	55	284	$ 338.00
Services	284	1,946	$ 195.00
Public Administration	27	2,912	$ 411.00

Major Industry/Resources

Major Employers	Product	No. Employees
Marathon Oil Company	Oil	412
West Park Hospital	Health	340
School District #6	Education	315
Y-Tex Corporation	Plastic Eartags	125
Celotex Corporation	Dry Wall	90
Buffalo Bill Historical Center	Museum	75
Holiday Inn Convention Center	Hotel	75
Taggart Enterprises	Food Services/Other	150

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Cody Economic Development Council	587-2639

COMMUNITY CONTACT

Cody Economic Development Council
Paul Hoffman, Executive Director
Jeanna Kennedy, Coordinator
P.O. Box 2777
(Cody, WY 82414
(307) 587-2639

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

COKEVILLE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Cokeville is one of the oldest towns in Lincoln County. It was founded in 1874. Traditionally it has been a hub for the county's sheep and cattle industry. The excellent rail access made it a natural shipping center.

LOCATION

Major Cities/Distance

Denver 487 Salt Lake City 150 Phoenix 780 Seattle 923

San Francisco 884 Chicago 1,433 Dallas 1,256 New York 2,205

POPULATION

	CITY	COUNTY
1980	510	12,177
1985	569	14,975
1990	412	12,514

CLIMATE

Temperature: Annual Average 39 Monthly Average (January) 14

(July) 64

Precipitation: Annual Average 12.76" Humidity: Annual Average 24%

Annual Average Rainfall 11" Annual Average Snowfall 57.9"

Sunshine Days: 255 Average Growing Season: 60-90 days

Elevation: 6,191 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 1 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer X Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No X

Building Codes: U. B. C.

TAXES

(Local)

Assessed Valuation: City: $980,863 County: $283,622,439

Tax Levy (mills) City: 8.000 County: 9.831 Schools: 25 + 6.351

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:22	1:7	1:11	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 13,042
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: 1 Protestant: 1 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 35
RV parks: 1 total spaces:
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 1 beds: 20
nursing homes: na total rooms: 0
doctors: 3 dentists: 4
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: Utah Wyoming Telecom
post offices: 1 class: overnight mail services: na
Recreation: baseball fields: 2 tennis courts: 1 swimming pools: 1
golf courses: 0 bike paths: 0 soccer fields: 1
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Pine Creek Ski Area - 2 miles; Subylette Meadows National Wetland; Fossil Butte National Monument - 35 miles; Fort Bridger - 95 miles; Yellowstone National Park - 172 miles
Cultural Attractions: 4th of July Celebration; Art Shows; Quilt Exhibits

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	- Owner	Rental
Single Family	170	na	na	$ 55,000	na	na	na
Mobile Home	22	na	na	$ na	na	na	na
Multi Family	11	na	na	$ na	na	na	na
Senior Housing	0	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah P & L Contact: Ken Walker Telephone # 877-9061
Maximum generating capacity: 735MW peak load: 5MW Loop System: Yes X No ___
Industrial rates: Please contace Utah Power & Light
Natural Gas: Suppliers: propane Contact: Suburban Propane Telephone # 877-3941
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: na Btu/cf
Industrial rates: Contact WY Industrial Gas for info. 877-3941 Contact: Bob Bronski
Water: Supplier: Municipal Contact: na Telephone: 279-3227
Maximum daily capacity: over 1M (GD-Gallons/Day) Peak daily demand: 1M (GD)
Excess capacity available: Yes X No ___ Residual Pressure: na
Loop System: Yes X No ___ Industrial rates: 4" line = $103.12/mo. flat fee
Tap Fees: 3/4" = $400; 1 1/2" = $2,228
Sewer: Treatment Plant: Municipal Tap Fees: see water fees
Present load: 66 (GD) Capacity: 177 (GD)
Solid Waste Disposal: Available Yes X No ___

TRANSPORTATION

Major Highways: U.S. 30 Nearest Interstate 76 miles
Railroad: Union Pacific Short Line
Trucking Firms/distance to nearest terminal Valley Cargo - 50 miles; Consolidated; WY Express

Airport: Cokeville
Runway Length: 5,000' Type of Surface: asphalt
Lights: Yes X No ___ Tower: Yes ___ No X
Instrument Landing System: Yes ___ No X
Airlines serving area: na Daily Flights: none
Fixed Base Operators/Air Taxi: Yes ___ No X
Parcel Service: UPS Distance to Terminal: mi.
Bus Service: ___ Public Transportion: Senior Citizen and Handicapped
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100 miles - Countywide
Total work force: 5,739 - County Average unemployment rate: 4.9% County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	900+	$ na
Mining	15	509	$ 787.00
Construction	68	290	$ 39400
Manufacturing	34	506	$ 363.00
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 342.00
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Pittsburg and Midway	Coal	365
Utah Power and Light	Electricity	204
FMC Corporation	Coal/Coke	175
Exxon, USA	Gas/Helium	162
Northwest Pipeline	Gas	34

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
David Fagnant	(307) 877-3988

COMMUNITY CONTACT

Mayor John Dayton
P. O. Box 99
Cokeville, WY 83114
(307) 279-3227

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

DAYTON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY Dayton was founded in 1882 by Henry Baker and Mary L. Shipp and was incorporated in 1906. Mrs. Susan Wissler was elected mayor in 1911, serving two terms. She is said to be the first woman mayor in the United States. Industries include ranching, mining, and logging.

LOCATION

Major Cities/Distance

Denver 462 Salt Lake City 490 Phoenix 849 Seattle 780

San Francisco 962 Chicago 999 Dallas 1,000 New York 1,724

POPULATION

	CITY	COUNTY
1980	701	25,048
1985	725	17,852
1989	750	18,989

CLIMATE

Temperature: Annual Average 44.5 Monthly Average (January) 20.3

(July) 69.8

Precipitation: Annual Average 15.5 Humidity: Annual Average 58%

Annual Average Rainfall 9" Annual Average Snowfall 40"

Sunshine Days: 250 Average Growing Season: 120 days

Elevation: na Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 0 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 18 Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $1,227,182 County: $95,018,536

Tax Levy (mills) City: 8.000 County: 12.000 Schools: 25.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 5%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	0	0	1	0	0
T-P Ratio	na	na	1:10	na	na

Vocational Schools: ____

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 2,000
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 0 Protestant: 1 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: ____
RV parks: 1 total spaces: 9
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No: ____
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ____
telephone service provider: U.S. West
post offices: 1 class: na overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 0 swimming pools: 1
golf courses: 0 bike paths: 0 soccer fields: 1
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 2 other: 0
Area Attractions/Distance: Tongue River Canyon - 5 miles; Big Horn Mountains - -20 miles
Cultural Attractions: Dayton Days - local; Custer Battlefield- 50 miles

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	250	225	25	$ $350/mo	30	30	na
Mobile Home	25	10	15	$ na	10	na	10
Multi Family	14	na	14	$ $250/mo	8	na	8
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: MDU Contact: na Telephone # 674-4454
Maximum generating capacity: na peak load: na Loop System: Yes ___ No ___
Industrial rates: na
Natural Gas: Suppliers: na Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: na Btu/cf
Industrial rates: na
Water: Supplier: Town of Dayton Contact: na Telephone: 655-2217
Maximum daily capacity: 800,000 (GD-Gallons/Day) Peak daily demand: 650,000 (GD)
Excess capacity available: Yes ___ No X Residual Pressure: na
Loop System: Yes X No ___ Industrial rates:
Tap Fees: $650
Sewer: Treatment Plant: Lagoons Tap Fees: $490
Present load: 50,000 (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No ___

TRANSPORTATION

Major Highways: U. S. 14, I-87 Nearest Interstate 6 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Edson Express - 20 miles; North Park Trans. - 20 miles Barber Trans. - 20 miles
Airport: Sheridan County Airport
Runway Length: 6648', 5037' Type of Surface: asphalt
Lights: Yes X No ___ Tower: Yes ___ No X
Instrument Landing System: Yes X No ___
Airlines serving area: United Express; Big Horn Airways Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes ___ No X
Parcel Service: UPS; Federal Express Distance to Terminal: 22 mi.
Bus Service: None Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 20

Total work force: na Average unemployment rate: 4.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ .00
Mining	na	na	$ .00
Construction	na	na	$ .00
Manufacturing	na	na	$ .00
Trans. Comm. & Utilities	na	na	$ .00
Wholesale Trade	na	na	$ .00
Retail Trade	8	na	$ 250.00
Finance, Insurance, Real Estate	na	na	$ .00
Services	na	na	$ .00
Public Administration	na	na	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
School District #1	Education	21
Spring Creek Coal	Coal	150
Decker Coal	Coal	na
Padlock Ranch	Ranching	55
na	na	na
na	na	na

INDUSTRIAL PROPERTIES

Contact Person Telephone No.

none

COMMUNITY CONTACT

Arthur T. Badgett
P. O. Box 100
Dayton, WY 82836
(307) 655-2217

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

DEAVER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 515 Salt Lake City 490 Phoenix 1,170 Seattle 901

San Francisco 1,110 Chicago 1,300 Dallas 1,491 New York 2,140

POPULATION

	CITY	COUNTY
1980	178	na
1985	178	na
1989	178	na

CLIMATE

Temperature: Annual Average 44.1 Monthly Average (January) na

(July) na

Precipitation: Annual Average 5.9 Humidity: Annual Average na

Annual Average Rainfall na Annual Average Snowfall na

Sunshine Days: na Average Growing Season: 160 days

Elevation: 4,105 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime ____ Volunteer 0 911: Yes X No ____

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7

Planning Commission: Yes X No ____ Business License Required: Yes ____ No X

Zoning Regulations: Yes ____ No X Industrial Plan Approval: Yes ____ No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $232,821.00 County: $100,881,084.00

Tax Levy (mills) City: .074687 County: .069541 Schools: 0.025

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	1
T-P Ratio	na	na	na	na	na

Vocational Schools: na

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 2,000
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 0 Protestant: 1 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 0 total rooms: 0
RV parks: 1 total spaces: 12
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 3rd overnight mail services: yes
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Big Horn Mountains - 35 mi.; Big Horn Canyon Nat'l. Rec. Area - 25 mi.; Yellowstone Park - 93 mi.; Red Lodge Ski Area - 62 mi.; Northwest College - 16 mi. Buffalo Bill Dam: 42 miles
Cultural Attractions: Alberta Bair Theater - 75 mi.; Buffalo Bill Historical Center - 40 mi.;

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE-COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rent
Single Family	37	na	na	$000.000	2	na	na
Mobile Home	29	na	na	$ 000.000	3	na	na
Multi Family	0	na	na	$ 000.000	na	na	na
Senior Housing	na	na	na	$ 000.000	na	na	na
Other	na	na	na	$ 000.000	na	na	na

UTILITIES

Electricity: Suppliers: Town of Deaver Contact: Mayor Telephone #664-2551
Maximum generating capacity: na peak load: na Loop System: Yes ____ No X
Industrial rates: No

Natural Gas: Suppliers: Frannie-Deaver Uiility Contact: Bryan Lee Telephone #664-2221
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 1,100 Btu/cf
Industrial rates: No

Water: Supplier: Town of Deaver Contact: Jack Powers Telephone: 664 -2221
Maximum daily capacity: 350,000 (GD-Gallons/Day) Peak daily demand: 125,000 (GD)
Excess capacity available: YesX No ____ Residual Pressure: 70 lbs.
Loop System: Yes X No ____ Industrial rates: ____
Tap Fees: $ 300.00

Sewer: Treatment Plant: Lagoon System Tap Fees: $ 150.00
Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: U.S. 310 and U.S. 114 Nearest Interstate 65 miles
Railroad: Burlington Northern (No depot)
Trucking Firms/distance to nearest terminal North Park Transportation - 15 mi.; Wyoming Express

Airport: North Big Horn County Airport - 7 mi.
Runway Length: 5,200' Type of Surface: Asphalt
Lights: Yes X No ____ Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X

Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No ____
Parcel Service: UPS Distance to Terminal: 7 mi.
Bus Service: Cody Bus Service Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 30-45 miles

Total work force: na Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining			$ .00
Construction	1	50	$ 615.00
Manufacturing			$ .00
Trans. Comm. & Utilities	1	1	$ .00
Wholesale Trade	na	na	$ .00
Retail Trade	2	4	$ .00
Finance, Insurance, Real Estate	na	na	$ .00
Services	1	8	$ .00
Public Administration	2	19	$ .00
Major Industry/Resources			

Major Employers	Product	No. Employees
School District	Education	na
Construction	Heavy Electrical	50
Cafe	Food/Gas	8
Post Office	Mail Delivery	3
Town Hall	Government	2

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.

COMMUNITY CONTACT

Craig Sorenson, Mayor
Town of Deaver
P.O. Box 165
Deaver, WY 82421
(307) 664- 2556
FAX: (307) 664-2533

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

DIAMONDVILLE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Diamondville was founded by the Diamond Coal and Coke Company. The quality of coal in the underground mines was extrememly high for the area.

LOCATION

Major Cities/Distance

Denver 442 Salt Lake City 132 Phoenix 780 Seattle 968

San Francisco 884 Chicago 1,388 Dallas 1,211 New York 2,160

POPULATION

	CITY	COUNTY
1980	1,000	12,177
1985	1,216	14,975
1990	872	12,514

CLIMATE

Temperature: Annual Average 39.0 Monthly Average (January) 14.0

(July) 64.0

Precipitation: Annual Average 9.12" Humidity: Annual Average 24%

Annual Average Rainfall na Annual Average Snowfall 57.9"

Sunshine Days: 255 Average Growing Season: 60 days

Elevation: 6,900 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 3 Volunteer na 911: Yes X No

Fire Department: Fulltime na Volunteer X Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: UBC

TAXES
(Local)

Assessed Valuation: City: $2,094,728 County: $283,622,439

Tax Levy (mills) City: 6.497 County: 9.831 Schools: 27.81 + 6.482

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	3	1	1	0	0
T-P Ratio	1:24	1:15	1:16	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 0 Total Volumes: 0
Day Care Centers: 1 Senior Centers: 0
Churches: Catholic: 1 Protestant: 1 Jewish: 0 Other: 1
Commercial: shopping centers: 1
hotel/motels: 2 total rooms: 94
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 2 other: 0
Area Attractions/Distance: Fossil Butte National Monument - 10 mi.; Fort Bridger - 50 mi.; Sublette Meadows Nat'l Wetland - 45 mi.; Yellowstone National Park - 217 mi.

Cultural Attractions: Miner's Day

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	207	na	na	$ 55,000	3	na	na
Mobile Home	79	na	na	$ na	7	na	na
Multi Family	56	na	na	$ na	1	na	na
Senior Housing	20	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah P & L Contact: Ken Walker Telephone # 877-9061
Maximum generating capacity: 735MW peak load: 5MW Loop System: Yes X No
Industrial rates: Contact Utah P & L
Natural Gas: Suppliers: WY Industrial Gas Contact: Bob Brunski Telephone # 877-3155
Maximum capacity: unlimited (mcf)peak demand: 2,200 (mcf)
Rating: 85,000 Btu/cf
Industrial rates: $0.312016/therm
Water: Supplier: Municipal with Kemmerer Contact: Town of Diamondville Telephone: 877-6676
Maximum daily capacity: 3.472M (GD-Gallons/Day) Peak daily demand: 1.75M (GD)
Excess capacity available: Yes X No Residual Pressure: 40-60 psi
Loop System: Yes X No Industrial rates:
Tap Fees: $
Sewer: Treatment Plant: X Tap Fees: 3/4" = $300;1 1/2" = $900
Present load: Municipal (GD) Capacity: See Water Fees (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 30, WY 189 Nearest Interstate 37 miles
Railroad: Union Pacific Short Line
Trucking Firms/distance to nearest terminal Valley Cargo; Consolidated; WY Express; Utah-Wyo. Freight Line
Airport: Located just north of Kemmerer
Runway Length: 7050 Type of Surface: asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: mi.
Bus Service: None Public Transportion: Senior Citizen and Handicapped
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Total work force: 5,739 (county) Average unemployment rate: 4.9% (county)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	ND	900+	$ ND
Mining	15	509	$ 787.00
Construction	68	290	$ 394.00
Manufacturing	34	506	$ 363.00
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 342.00
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Pittsburg and Midway	Coal	365
Utah Power and Light	Electricity	204
FMC Corporation	Coal/Coke	175
Exxon, USA	Gas/Helium	162
Northwest Pipeline	Gas	34

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
David Fagnant	(307) 877-3988

COMMUNITY CONTACT

Mayor Susan Hunzie
P. O. Box 281
Diamondville, WY 83116
(307) 877-6676

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

DIXON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Dixon, a small town of about 72, is a ranching community with some farming. It is located about 7 miles east of Baggs on Highway 70. Bob Dixon, a rancher in the area, was the town's namesake. This area is known for its excelletn hunting and fishing.

LOCATION

Major Cities/Distance

Denver 273 Salt Lake City 307 Phoenix 1,406 Seattle 693

San Francisco 1,034 Chicago 1,349 Dallas 1,129 New York 2,184

POPULATION

	CITY	COUNTY
1980	82	21,896
1985	72	17,950
1989	30	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 35.8
(July) 67.6
Precipitation: Annual Average 4.94" Humidity: Annual Average 60%
Annual Average Rainfall 4.94" Annual Average Snowfall 41.5"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 6,323 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 0 Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer 6 Insurance Rating: 8
Planning Commission: Yes X No Business License Required: Yes No X
Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X
Building Codes: No

TAXES
(Local)

Assessed Valuation: City: $126,930 County: $301,367,153
Tax Levy (mills) City: 8.00 County: 31.22 Schools: 34.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	0	0	0	0	0
T-P Ratio	na	na	na	na	na

Vocational Schools: None Attend School in Baggs, Wyoming

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 0 Total Volumes: 0
Day Care Centers: 0 Senior Centers: 1
Churches: Catholic: 0 Protestant: 1 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 0 total rooms: 0
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 2 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: Valley Telephone
post offices: 1 class: Fourth overnight mail services: 1
Recreation: baseball fields: 0 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Sierra Madre Mountains, Medicine Bow National Forest - Hunting, Camping, Bed-Breakfast ranches

Cultural Attractions: Stockgrowers Bank (National Historic building), Savery Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Yampa Valley Contact: Robert Estey Telephone # 824-6593
Maximum generating capacity: 2250 KVA peak load: 1850 KW Loop System: Yes ____ No X
Industrial rates: $7.20 per KW; Energy Charge .042157 per KW/hr.
Natural Gas: Suppliers: Propane/Butane Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: na
Water: Supplier: Town of Dixon Contact: Town Hall Telephone: 383-2510
Maximum daily capacity: 32,400 (GD-Gallons/Day) Peak daily demand: 4,000 (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 65 psi
Loop System: Yes X No ____ Industrial rates: None
Tap Fees: $500
Sewer: Treatment Plant: Lagoon Tap Fees: $300
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: WY 70 Nearest Interstate 57 miles
Railroad: none
Trucking Firms/distance to nearest terminal Craig, CO. 56 miles

Airport: Dixon Airport
Runway Length: 7,900' Type of Surface: asphalt
Lights: Yes X No ____ Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X
Airlines serving area: None Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No X
Parcel Service: UPS Distance to Terminal: 83 mi.
Bus Service: None Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961 - County Average unemployment rate: 6.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined*	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
Ranching (33)	Cattle/Sheep	
Four local retail businesses	Miscellaneous	
School District	Education	4

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corporation	328-2651

COMMUNITY CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301
(307) 328-2659

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

DOUGLAS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY Founded on September 30, 1886, as a site for trading establishments and residences or estblishment operators. Incorporated on July 8, 1887, named after Stephen A. Douglas, famous orator and opponent of Abraham Lincoln. County seat Converse County supported by agriculture, ranching, oil, gas, coal and uranium production and tourism.

LOCATION

Major Cities/Distance

Denver 227 Salt Lake City 447 Phoenix 1,061 Seattle 1,125

San Francisco 1,199 Chicago 1,101 Dallas 1,001 New York 1,874

POPULATION

	CITY	COUNTY
1980	6,030	14,069
1985	5,400	11,975
1990	5,030	11,070

CLIMATE

Temperature: Annual Average 47.0 Monthly Average (January) 23.0

(July) 70.0

Precipitation: Annual Average 12.3" Humidity: Annual Average 10%

Annual Average Rainfall 5.7" Annual Average Snowfall 40.0"

Sunshine Days: na Average Growing Season: 120 days

Elevation: 4,815 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 19 Volunteer 12 911: Yes X No

Fire Department: Fulltime 1 Volunteer 25 Insurance Rating: 4

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $12,639,963 County: $225,451,570

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 27.50

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	2	1	1	1	1
T-P Ratio	1:14	1:14	1:15	na	na

Vocational Schools: Wy. Law Enforcement Academy; Eastern Wyoming College branch campus

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 90,000
Day Care Centers: 7 Senior Centers: 1
Churches: Catholic: 1 Protestant: 15 Jewish: 0 Other: 0
Commercial: shopping centers: 2
hotel/motels: 10 total rooms: 360
RV parks: 2 total spaces: 140
conventions facilities: 1 capacity: 250
Medical Facilities: hospitals: 1 beds: 44
nursing homes: 1 total rooms: 60
doctors: 4 dentists: 3
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 4th overnight mail services: 1
Recreation: baseball fields: 7 tennis courts: 10 swimming pools: 3
golf courses: 1 bike paths: 1 soccer fields: 2
skating rinks: 2 movie theaters: 1 outdoor movies: 0
recreation center: 1 number of parks: 5 other: 0
Area Attractions/Distance: Enchanting Bike/Recreation Path along Platte River - 3.2 mi.; Natural Bridge Campgrounds - 15 mi.;Big Game Hunting; Trap Shooting; Fishing; Camping; Hiking, Skiing
Cultural Attractions: Historic Fort Fetterman; Snowmobiling; Pioneer Museum; Artifacts; State Fairgrounds; Community Theatre; Country Club

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1,300	1,235	65	$ 48,000	24	21	3
Mobile Home	150	130	20	$ 2,500	30	30	na
Multi Family	360	160	200	$ 23,000	5	5	na
Senior Housing	69	na	69	$ 253/mo	0	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power & Light Contact: Rick Hill Telephone # 358-3475
Maximum generating capacity: 750MW peak load: 30 Loop System: Yes X No
Industrial rates: Schedule 25, 24, 46T

Natural Gas: Suppliers: K. N. Energy Inc. Contact: Jim Shelton Telephone # 358-2363
Maximum capacity: 9 mcf/day (mcf)peak demand: 3.6 mcd/day (mcf)
Rating: 85,000 Btu/cf
Industrial rates: Per Schedules

Water: Supplier: Municipal Contact: Steve Bennett Telephone: 358-9750
Maximum daily capacity: 4.3M (GD-Gallons/Day) Peak daily demand: 2.0M (GD)
Excess capacity available: Yes X No Residual Pressure: 60 psi
Loop System: Yes X No Industrial rates: Negotiable upon use
Tap Fees: $700/c.u.

Sewer: Treatment Plant: Complete Mix Aerated Lagoon $700/C.U. Tap Fees: $700/c.u.
Present load: 800,000 (GD) Capacity: 1.5 m (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: U.S. 18, 20, 26; WY 59, 93, 94, 91; I-25 Nearest Interstate adjacent miles
Railroad: Burlington Northern and Chicago Northwestern
Trucking Firms/distance to nearest terminal North Park Transportation; Consolidated Freightways - 45 miles

Airport: Converse County Airport
Runway Length: 6,750 Type of Surface: asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No

Airlines serving area: Casper 44 mi. Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: local
Bus Service: P. R. Bus Lines and Trailways Public Transportion: Fixed Rt. & Demand Gen. Sen. Bus Serv.
Express Service: UPS and Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 30 - 40

Total work force: 4,703 Average unemployment rate: 3.6

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	57	935	$ 646.26
Construction	44	234	$ 471.49
Manufacturing	3	71	$ 262.76
Trans. Comm. & Utilities	26	430	$ 673.51
Wholesale Trade	25	131	$ 224.30
Retail Trade	76	618	$ 186.30
Finance, Insurance, Real Estate	27	112	$ 354.13
Services	107	1,038	$ 289.02
Public Administration	20	322	$ 305.09

Major Industry/Resources

Major Employers	Product	No. Employees
Phillips Petroleum	Oil and Gas	38
Nutra West	Vitamin/Health Foods Mfg.	25
PLM	Railcar Maintenance	50-60
Powder River Coal (N. Antelope & Rochelle Hills	Coal Mining	350
State/City Government	Government	65
School Dist. #1	Education	256
NERCO - Antelope Coal	Coal Mining	70

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Converse Co. Small Business Incubator	(307) 358-5455

COMMUNITY CONTACT

Al Figuly, City Admin.
101 North 4th St.
Douglas, WY 82633
(307 358-3462

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

DUBOIS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

In prehistoric times, the Shoshone Indians called the Dubois area the "valley of the warm winds". The first white man in the area was probably John Colter, who left the Lewis and Clark expedition prior to their return in 1806. The romantic era of the Mountain Man witnessed many expeditions using the valley as a corridor to the rich fur in the region. Dubois has in more recent times had an association with the timber industry. In all the years that have passed, and all the Indians, trappers, settlers, ranchers and loggers that have inhabited the valley around Dubois, the essential and everlasting beauty of the land has remained undiminished. The wildlife flourished, the air and water is pure, and the land is still fertile.

LOCATION

Major Cities/Distance

Denver 447 Salt Lake City 337 Phoenix 1,287 Seattle 1,591

San Francisco 1,538 Chicago 1,327 Dallas 1,227 New York 2,100

POPULATION

	CITY	COUNTY
1980	1,069	38,992
1985	1,200	37,335
1990	965	36,300

CLIMATE

Temperature: Annual Average 49.1 Monthly Average (January) 34.4
(July) 79.3
Precipitation: Annual Average 10.15 Humidity: Annual Average 13%
Annual Average Rainfall 8.8 Annual Average Snowfall 13
Sunshine Days: 300 Average Growing Season: 100 days
Elevation: 6,918 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 4 (Sheriff) Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer X Insurance Rating: 7
Planning Commission: Yes X No Business License Required: Yes No X
Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X
Building Codes: X Yes

TAXES
(Local)

Assessed Valuation: City: $2,781,220 County: $201,828,393
Tax Levy (mills) City: 8 ml County: 93 ml Schools: 8 ml

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:12	1:4.5	1:7.5	na	na

Vocational Schools: Central Wyoming College extensions courses and U.W. telecourses

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 6,000
Day Care Centers: 2 Senior Centers: 1
Churches: Catholic: 1 Protestant: 8 Jewish: 0 Other: ____
Commercial: shopping centers: 0
hotel/motels: 10 total rooms: 180
RV parks: 5 total spaces: 243
conventions facilities: 1 capacity: 100
Medical Facilities: hospitals: 0 beds: 0 (medical clinic)
nursing homes: 0 total rooms: 0
doctors: 10 dentists: 1
ambulance service: Yes: X No: ____
Communications: newspapers: 1 daily: 0 weekly: X
radio stations: AM: X FM: X public: 0
cable TV: Yes: X No: ____
telephone service provider: Dubois Telephone Exchange
post offices: 1 class: 2 overnight mail services: yes
Recreation: baseball fields: 2 tennis courts: 2 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 1 outdoor movies: 0
recreation center: 1 number of parks: 0 other: 0
Area Attractions/Distance: Yellowstone Park, 56 miles; Teton Park, 50 miles; ;Whiskey Basin Habitat Unit; East Fork Winter Range;Wyo. Centennial Scenic Byway;Shoshone National Forest Wilderness Areas; Petrified Forest; Natural Bridges; Dubois Badlands; hunting; fishing, guest ranches, snowmobiles
Cultural Attractions: Wind River National Art Exhibit 2nd weekend in Aug.;Wind River Indian Reservations - 8 mi.

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental	Total	Owner	Rental	
Single Family	620	580	40	$ 60.000	na	na	na
Mobile Home	110	55	55	$ 300-350/mo	na	na	na
Multi Family	33	0	33	$ 250/mo	na	na	na
Senior Housing	6	0	6	$ 150-200/mo	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Riverton Valley Elec. Contact: Martin Meek Telephone # 455-2475
Maximum generating capacity: 69.000 peak load: 16.000 kw Loop System Yes X No ___
Industrial rates: $.06 per KWH

Natural Gas: Suppliers: Empire Gas. V1-Propane Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85.000 Btu/cf
Industrial rates: na

Water: Supplier: Town of Dubois Contact: Pat Neary Telephone: 455-2345
Maximum daily capacity: 700.000 (GD-Gallons/Day) Peak daily demand: ___ (GD)
Excess capacity available: Yes X No ___ Residual Pressure: 550.000
Loop System: Yes X No ___ Industrial rates: $13.75/mo. + .50/2.000
Tap Fees: $485

Sewer: Treatment Plant: yes Tap Fees: $400
Present load: pop. 850 (GD) Capacity: pop. 2.000 (GD)

Solid Waste Disposal: Available Yes X No ___

TRANSPORTATION

Major Highways: 26. 287 Nearest Interstate 200 miles
Railroad: Burlington Northern in Riverton
Trucking Firms/distance to nearest terminal several. 80 miles

Airport: Dubois Municipal Airport
Runway Length: 5.000 Type of Surface: asphalt (Rubberized)
Lights: Yes X No ___ Tower: Yes ___ No X
Instrument Landing System: Yes X No ___
Airlines serving area: Continental Express. United. American. Delta (In Jancson & Riverton) Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes ___ No X
Parcel Service: UPS Distance to Terminal: 80 mi.
Bus Service: Powder River in Riverton:local charter service Public Transportion: High Country Senior Bus
Express Service: Federal Express. UPS

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Total work force: 600 Average unemployment rate: 7% (est.)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	6	65	$ na
Mining	1	1	$ .00
Construction	10	105	$ .00
Manufacturing	3	7	$ .00
Trans. Comm. & Utilities	3	28	$ .00
Wholesale Trade	na	na	$ .00
Retail Trade	28	74	$ .00
Finance, Insurance, Real Estate	7	26	$ .00
Services	15	171	$ .00
Public Administration	1	6	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
School District #2	Education	55
State Highway Dept.	Highways	18
U. S. Forest Service	Shoshone Nat'l Forest	52
Dubois Telephone Exch	Communications	20
		na
		na

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Pat Neary,Town of Dubois	(307) 455-2345
Shirley Sanderson, Manager, Dubois Chamber	(307) 455-2556

COMMUNITY CONTACT

Pat Neary, City Admin./Shirley Sanderson
City of D[illegible] /Chamber of Commerce
P.O. Box 456 /Box 632
Dubois, WY 82513 /Dubois, WY 82513
(307) 455-2345 /(307) 455-2556

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

EAST THERMOPOLIS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY - The Town of East Thermopolis has usually been referred to as "the Town on the wrong side of the river". Supposedly, this came from the very early days of Thermopolis as a wild frontier town. The "bad element" settled across the river where they could patronize a local honky-tonk without running into a town marshal. East Thermopolis has prospered and declined as most small communities have over the years. It has been its present size since the late 1950's. It became incorporated in 1947.

LOCATION

Major Cities/Distance

Denver 428 Salt Lake City 400 Phoenix 1,068 Seattle 1,054

San Francisco 1,.082 Chicago 1,268 Dallas 1,407 New York 2,150

POPULATION

	CITY	COUNTY
1980	369	5,710
1985	300	5,710
1989	260	4,800

CLIMATE

Temperature: Annual Average 46.3 Monthly Average (January) 19.2
(July) 71.2
Precipitation: Annual Average 11.46 Humidity: Annual Average na
Annual Average Rainfall ______ Annual Average Snowfall ____
Sunshine Days: 321 Average Growing Season: 110 days
Elevation: 4,326 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 14 Volunteer 0 911: Yes X No ______
Fire Department: Fulltime 0 Volunteer 31 Insurance Rating: 6
Planning Commission: Yes X No ___ Business License Required: Yes ____ No X
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes ______ No X
Building Codes: Yes

TAXES

(Local)

Assessed Valuation: City: $234,705 County: $102,056,517
Tax Levy (mills) City: 8.0 County: 25,819 Schools: 32,.500

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4 %

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	3	1	1	0	1
T-P Ratio	1:12	1:18	1:11	na	1:7

Vocational Schools: Job Training Partnership Act available

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 45,000
Day Care Centers: 2 Senior Centers: 2
Churches: Catholic: 1 Protestant: 12 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 11 total rooms: 193
RV parks: 5 total spaces: 171
conventions facilities: 2 capacity: 1,101
Medical Facilities: hospitals: 1 beds: 49
nursing homes: 1 total rooms: 80
doctors: 5 dentists: 4
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 1
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 1
Recreation: baseball fields: 6 tennis courts: 4 swimming pools: 4
golf courses: 1 bike paths: 0 soccer fields: 2
skating rinks: 2 movie theaters: 1 outdoor movies: 0
recreation center: 0 number of parks: 5 other: 0
Area Attractions/Distance: Boysen Reservoir-15 mi.; Petroglyphs - 25 mi.; Wind River Canyon - 4 mi.; Hot Springs Park.
Cultural Attractions: Museum ; Railroad Days; Gift of Water Pagent; Grand Teton Music Festival; County Fair; Hole-in-the-Wall Art Gallery

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	28	23	5	$25-50.000	11	7	4
Mobile Home	51	45	6	$ na	10	1	9
Multi Family	9	6	3	$ 200/mo.	8	na	8
Senior Housing	48	na	48	$ na	25	na	25
Other	1	na	1	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power & Light Contact: Ralph Wilson Telephone # 864-2137
Maximum generating capacity: 25M peak load: 22 M Loop System: Yes X No
Industrial rates: 100 kw or less = $156; 101-300 kw = $40; over 300 kw = $110 plus $.85/kw
Natural Gas: Suppliers: Wyoming Gas Contact: Kent Cordingly Telephone # 864-5573
Maximum capacity: 7.000 (mcf)peak demand: 3.045 (mcf)
Rating: 85.000 Btu/cf
Industrial rates: under 300 mcf. 4.7739; over 300 mcf. 4.6739
Water: Supplier: Town of Thermopolis Contact: Mike Ready Telephone: 864-9221
Maximum daily capacity: 5M (GD-Gallons/Day) Peak daily demand: 2.7 M (GD)
Excess capacity available: Yes X No Residual Pressure: 82 psi
Loop System: Yes X No Industrial rates: $5.00/3.000 gal.; $1.75/add. 1.000 gal.
Tap Fees: $ 450.00
Sewer: Treatment Plant: Class 3 Chemical Tap Fees: $ 4.50
Present load: 600.000 (GD) Capacity: 5 M (GD)
Solid Waste Disposal: Available Yes X No

Water/Sewer contracted with the town of Thermopolis

TRANSPORTATION

Major Highways: U.S. 20; Wyo. 120; WY 789 Nearest Interstate I-25 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Dick Jones Trucking; Ryan Brothers Trucking; North Park Transit; Wyoming Express
Airport: County
Runway Length: 4.950 Type of Surface: Asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes No
Airlines serving area: Charter Service Available Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: local
Bus Service: Powder River Transportation Public Transportion: Senior Citizen Bus
Express Service: Edson Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 30 miles

Total work force: 2,794 Average unemployment rate: 3.6%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	4	43	$ 288.00
Mining	20	244	$ 633.00
Construction	23	71	$ 328.00
Manufacturing	4	11	$ 334.00
Trans. Comm. & Utilities	17	101	$ 478.00
Wholesale Trade	13	138	$ 494.00
Retail Trade	51	320	$ 147.00
Finance, Insurance, Real Estate	14	68	$ 341.00
Services	62	838	$ 271.00
Public Administration	13	151	$ 326.00
Major Industry/Resources			

Major Employers	Product	No. Employees
Hot Springs Co. School Dist.	Education	170
Hot Springs Co. Memorial Hosp.	Health Care	97
Holiday Inn	Motel	81
R & S Well Service	Oil Field Service	70
Big Horn Basin Children's Center	Special Education	54

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Wyo West, 530 Broadway	307-864-9215
Properties West, 110 North 5th	307-864-2192
Matt Brown Real Estate, 811 South 5th	307-864-2121

COMMUNITY CONTACT

Juanita W. Morgan
P.O. Box 1089
Thermopolis, WY 82443
307-864-2371 or 864-9221

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

EDGERTON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 330 Salt Lake City 471 Phoenix 1.122 Seattle 1.458

San Francisco 1.418 Chicago 1.184 Dallas 1.099 New York 1.976

POPULATION

	CITY	COUNTY
1980	520	71,856
1985	512	72,445
1989	301	64,700

CLIMATE

Temperature: Annual Average 45.4 Monthly Average (January) 25.8
(July) 73.6
Precipitation: Annual Average 13-14 Humidity: Annual Average 50%
Annual Average Rainfall 11.28 Annual Average Snowfall 56.9
Sunshine Days: 275 Average Growing Season: 75 days
Elevation: 4.995 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime ____ Volunteer 0 911: Yes X No ____
Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 6
Planning Commission: Yes X No ____ Business License Required: Yes ____ No X
Zoning Regulations: Yes ____ No X Industrial Plan Approval: Yes ____ No X
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $423.375 County: $336.531.070
Tax Levy (mills) City: 8.00 County: ____ Schools: ____

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4 %

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	1
T-P Ratio	1:	1:	1:	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 12,000
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: 1 Protestant: 5 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 20
RV parks: 1 total spaces: 8
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 2 other: 0
Area Attractions/Distance: Teapot Dome - 10 miles; Salt Creek Oilfield - 1 mile; Naval Petroleum Reserve #3 - 8 miles
Cultural Attractions:

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	46	37	9	$000.000	000	000	000
Mobile Home	50	000	000	$ 000.000	000	000	000
Multi Family	4	000	000	$ 000.000	000	000	000
Senior Housing	000	000	000	$ 000.000	000	000	000
Other	000	000	000	$ 000.000	000	000	000

UTILITIES

Electricity: Suppliers: P. P. & L. Contact: Telephone # 437-6308
Maximum generating capacity: na peak load: na Loop System: Yes No X
Industrial rates:
Natural Gas: Suppliers: Northern Gas Contact: Telephone # 235-1541
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85.000 Btu/cf
Industrial rates: .39857 per ccf
Water: Supplier: Municipal Contact: Town of Edgerton Telephone: 437-6763
Maximum daily capacity: 700.000 (GD-Gallons/Day) Peak daily demand: 70.000 (GD)
Excess capacity available: Yes X No Residual Pressure:
Loop System: Yes X No Industrial rates: $12.63 first 5.000 gal.
Tap Fees: $400.00
Sewer: Treatment Plant: Tap Fees: $400.00
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: 387 & I-25 Nearest Interstate 7 miles
Railroad:
Trucking Firms/distance to nearest terminal Wy Express - 40 miles; NPT - 40 miles
Airport:
Runway Length: na Type of Surface:
Lights: Yes No Tower: Yes No
Instrument Landing System: Yes No
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 1 mi.
Bus Service: Powder River Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles):
Total work force: Average unemployment rate:

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining			$ .00
Construction			$ .00
Manufacturing			$ .00
Trans. Comm. & Utilities			$ .00
Wholesale Trade			$ .00
Retail Trade			$ .00
Finance, Insurance, Real Estate			$ .00
Services			$ .00
Public Administration			$ .00
Major Industry/Resources			

Major Employers	Product	No. Employees
Amoco	Oil	
Pacific Enterprises	Oil	
Naval Reserve	Oil	
Dunbar Well Service	Contractor (oilfield)	
Chapman Contracting	Contractor (oilfield)	

INDUSTRIAL PROPERTIES

Contact Person Telephone No.

COMMUNITY CONTACT

Town of Edgerton
P.O. Box 407
Edgerton, WY 82635
(307) 437-6763

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

ELK MOUNTAIN **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Among early visitors to this area were trappers and mountain men traveling to the Green River Rendezvous in 1825. The town of Elk Mountain was known as "The Crossing" to pioneers using the Overland Trail. Because of the prime location on the Medicine Bow River, settlers began to homestead. The town has grown to serve the ranchers and the travelers.

LOCATION

Major Cities/Distance

Denver 200 Salt Lake City 400 Phoenix 997 Seattle 1,100

San Francisco 1,082 Chicago 1,217 Dallas 997 New York 2,052

POPULATION

	CITY	COUNTY
1980	338	21,896
1985	287	17,950
1989	178	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 22.5
(July) 63.5
Precipitation: Annual Average 8.64" Humidity: Annual Average 60%
Annual Average Rainfall 8.64" Annual Average Snowfall 62.0"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 7,268 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime ____ Volunteer sheriff 911: Yes X No ____
Fire Department: Fulltime 0 Volunteer 16 Insurance Rating: 7
Planning Commission: Yes ___ No X Business License Required: Yes _ No X
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ____
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $325,566 County: $301,367,153
Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	0	0	0	1 preschool
T-P Ratio	1:6	na	na	na	1:4

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 1,200
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 0 Protestant: 0 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 12
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 3rd overnight mail services: 1
Recreation: baseball fields: 0 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Hanna Recreation Center, 15 mi.; Medicine Bow Nat'l Forest for hunting, camping, fishing, 10 mi.
Cultural Attractions: Elk Mountain Hotel (circa 1916); library

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	70	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	0	na	na	$ na	na	na	na
Senior Housing	0	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P & L Contact: Ardyce Hoem Telephone # 326-5206
Maximum generating capacity: unlimited peak load: 768KW Loop System: Yes ______ No X
Industrial rates: multiple options - readily available
Natural Gas: Suppliers: Propane Gas Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: NA Btu/cf
Industrial rates: na
Water: Supplier: Town of Elk Mountain Contact: Town Hall Telephone: 348-7387
Maximum daily capacity: 200,000 (GD-Gallons/Day) Peak daily demand: 100,000 (GD)
Excess capacity available: Yes X No ______ Residual Pressure: 40 psi
Loop System: Yes X No ___ Industrial rates: Variable
Tap Fees: $400-500
Sewer: Treatment Plant: Lagoon System Tap Fees: $500-750
Present load: 35,000 (GD) Capacity: 200,000 (GD)
Solid Waste Disposal: Available Yes X No ______

TRANSPORTATION

Major Highways: I-80; Wyo. 72 Nearest Interstate 3 miles
Railroad: none
Trucking Firms/distance to nearest terminal trucking firms in Rawlins, 41 miles

Airport: none
Runway Length: na Type of Surface: na
Lights: Yes ______ No X Tower: Yes ______ No X
Instrument Landing System: Yes ______ No X
Airlines serving area: none Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ______ No X
Parcel Service: UPS (Rawlins) Distance to Terminal: 41 mi.
Bus Service: None Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961 - County   Average unemployment rate: 6.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services* *Combined*	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
Ranching	Cattle/Sheep	
One local retail businesses	Miscellaneous	5
Highway Department	Highway Maintenance/Patrol	10
School District #2	Education	18
Mining	Coal/Uranium	18

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651

COMMUNITY CONTACT	STATE CONTACT
Carbon County Economic Development Corp.	Division of Economic and Community Development
Attn: Susan Grafton	Herschler Building, 2nd Floor West
Suite 320, Carbon Building	Cheyenne, Wyoming 82002
Rawlins, WY 82301	(307) 777-7285
(307) 328-2659	FAX (307) 777-5840

Update 1/91

ENCAMPMENT **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Nestled at the base of the Sierra Madre Mountain Range, Encampment is approximately 21 miles south of Saratoga on Highway 70. Encampment was founded in 1898 after Ed Haggerty discovered copper at the Ferris and Haggerty Mine. The small town went on to play an important role in the copper mining boom from 1898 to 1910. At one time, Encampment had a population of nearly 10,000 and was considered as a location for the state capitol. The town now serves as a center for summer and winter recreation

LOCATION

Major Cities/Distance

Denver 192 Salt Lake City 408 Phoenix 1,080 Seattle 693

San Francisco 1,250 Chicago 1,264 Dallas 1,044 New York 2,099

POPULATION

	CITY	COUNTY
1980	611	21,896
1985	539	17,950
1989	488	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 20.6

(July) 62.0

Precipitation: Annual Average 10.83" Humidity: Annual Average 55%

Annual Average Rainfall 10.83" Annual Average Snowfa 12.2"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 7,323 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 1 Volunteer 2 911: Yes X No

Fire Department: Fulltime 0 Volunteer 22 Insurance Rating: 9

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $975,461 County: $301,367,153

Tax Levy (mills) City: 9.50 County: 31.22 Schools: 31.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	with H.S.	with J.H	0	1
T-P Ratio	1:18	1:18	1:18	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 3,600
Day Care Centers: 1 Senior Centers: 0
Churches: Catholic: 1 Protestant: 4 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 10
RV parks: 1 total spaces: 8
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: 1
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 3 other: 0
Area Attractions/Distance: Football games, 80 mi.; boating/fishing, local; movies, 60 mi.; bowling, 49 mi.; Hog Park Reservoir; Hunting and Winter Sports, local

Cultural Attractions: Museum, park, library, Woodchoppers Jamboree - Rodeo, Sierra Madre Winter Carnival, Medicine Bow National Forest

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	300	na	na	$ 45,000	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P & L Contact: Ardyce Hoem Telephone # 326-5206
Maximum generating capacity: unlimited peak load: 1588.8KW Loop System: Yes ____ No X
Industrial rates: multiple options - readily available
Natural Gas: Suppliers: Propane & Butane Contact: Butane Power & Equip Telephone # 324-3516
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: na
Water: Supplier: Town of Encampment Contact: Town Hall Telephone: 327-5501
Maximum daily capacity: 500,000 (GD-Gallons/Day) Peak daily demand: 350,000 (GD)
Excess capacity available: Yes ____ No X Residual Pressure: 40-90
Loop System: Yes X No ____ Industrial rates: none
Tap Fees: $1200
Sewer: Treatment Plant: Aerated Lagoon Tap Fees: $800
Present load: na (GD) Capacity: 80,000 (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: WY 230, 70 Nearest Interstate 37 miles
Railroad: none
Trucking Firms/distance to nearest terminal Trucking firms in Rawlins, 60 miles

Airport: Shively Field, 21 miles
Runway Length: 8400 feet Type of Surface: asphalt
Lights: Yes ____ No X Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X
Airlines serving area: charter service available Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No X
Parcel Service: UPS Distance to Terminal: local
Bus Service: None Public Transportion: Senior Center Bus
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961 - County Average unemployment rate: 6.9% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
Hammer Sawmill	Lumber	45
Fourteen local retail businesses	Miscellaneous	24
Forest Service	Forest Management	40
School District #2	Education	52

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651

COMMUNITY CONTACT

Carbon County Economic Development Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301
(307) 328-2659

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

EVANSTON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Evanston was founded in 1868 as a frontier camp for construction of the Union Pacific Railroad. By 1871 with the construction of a roundhouse and machine shops, the town's permanency was assured, and it soon became the shipping center for cattle from Wyoming, Utah, and Montana. Later, a large Chinese population lived in Evanston to work in the Almy Coal Mines and on the UP track. More recently, Evanston was the center of oil and gas activity in the Overthrust Belt.

LOCATION

Major Cities/Distance

Denver 465 Salt Lake City 79 Phoenix 734 Seattle 937

San Francisco 839 Chicago 1,360 Dallas 1,166 New York 2,190

POPULATION

	CITY	COUNTY
1980	6,421	13,021
1985	10,523	18,396
1989	11,893	20,791

CLIMATE

Temperature: Annual Average 55.4 Monthly Average (January) 31.5
(July) 82.7
Precipitation: Annual Average 10.7" Humidity: Annual Average 5%
Annual Average Rainfall 10.7" Annual Average Snowfall 59.1"
Sunshine Days: 300 Average Growing Season: 90 days
Elevation: 6,700 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 40 Volunteer 0 911: Yes X No
Fire Department: Fulltime 6 Volunteer 43 Insurance Rating: 4
Planning Commission: Yes X No Business License Required: Yes X No
Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No
Building Codes: na

TAXES
(Local)

Assessed Valuation: City: $25,948,270 County: $526,855,777
Tax Levy (mills) City: 8.00 County: 13.00 Schools: 54.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98% depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	2	1	0	0
T-P Ratio	1:15	1:12	1:17	na	na

Vocational Schools: Lifelong Learning Center - Truck Driver School

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 40,959
Day Care Centers: 2 Senior Centers: 1
Churches: Catholic: 1 Protestant: 18 Jewish: 0 Other: 5
Commercial: shopping centers: 4
hotel/motels: 15 total rooms: 1,193
RV parks: 4 total spaces: 285
conventions facilities: 6 capacity: 650
Medical Facilities: hospitals: 1 beds: 42
nursing homes: 1 total rooms: 60
doctors: 14 dentists: 8
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: bi
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: Mountain Bell
post offices: 1 class: 1st overnight mail services: 5
Recreation: baseball fields: 6 tennis courts: 6 swimming pools: 4
golf courses: 1 bike paths: 0 soccer fields: 6
skating rinks: 1 movie theaters: 5 outdoor movies: 0
recreation center: 1 number of parks: 14 other: 3
Area Attractions/Distance: Uinta County Museum, Wyoming Downs Pari-mutual Racing, Eagle Rock Ski Area, 60 miles to major Utah ski resorts; Cowboy Days Rodeo (Labor Day weekend); Chili Cookoff (June);Bear River State Park
Cultural Attractions: Uinta County Museum, Community Concerts and Plays, Fort Bridger Historical Site, Arts and Crafts Shows; Bear River Mountain Man Rendezvous

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,706	3,130	576	$ na	320	295	25
Mobile Home	2,015	1,530	485	$ na	31	21	10
Multi Family	897	85	812	$ na	79	4	75
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah Power Contact: Scott Rhees Telephone # 789-2446
Maximum generating capacity: 3,016 peak load: 2,175 Loop System: Yes X No
Industrial rates: 3.3 cents/KwH over 1000 KW
Natural Gas: Suppliers: Mountain Fuel Contact: Leonard Hansen Telephone # 362-2642
Maximum capacity: 961 (mcf)peak demand: 320 (mcf)
Rating: 1000.39 Btu/cf
Industrial rates: 1st 810 Dth = $3.42/Dth; Over 810 Dth = $3.29/Dth
Water: Supplier: City of Evanston Contact: City Hall Telephone: 789-9690
Maximum daily capacity: 8 M (GD-Gallons/Day) Peak daily demand: 5-6 M (GD)
Excess capacity available: Yes X No Residual Pressure: 75 psi
Loop System: Yes X No Industrial rates: 4" = $51/mo.; 6" = $89/mo.; + $1.20/100 gallons consumed Tap Fees: vary
Sewer: Treatment Plant: Oxidation Ditch System Tap Fees: vary
Present load: 2.5 M (GD) Capacity: 8 M (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-80; WY 89, 150 Nearest Interstate adjacent miles
Railroad: Union Pacific
Trucking Firms/distance to nearest terminal Consolidated Freightways, North Park Transportation, Edson Express, Valley Cargo (all local terminals)

Airport: Easy access to Salt Lake City Int'l.
Runway Length: 7,300 feet Type of Surface: concrete
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: local
Bus Service: Greyhound Public Transportion: None
Express Service: Federal Express, Pony Express, Airborne Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 10,000 Average unemployment rate: 4.4%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	8	42	$ 265.00
Mining	54	959	$ 591.00
Construction	70	731	$ 383.00
Manufacturing	22	216	$ 384.00
Trans. Comm. & Utilities	49	418	$ 533.00
Wholesale Trade	47	228	$ 510.00
Retail Trade	124	1,353	$ 176.00
Finance, Insurance, Real Estate	39	150	$ 389.00
Services	153	1,122	$ 223.00
Public Administration	52	1,880	$ 384.00

Major Industry/Resources

Major Employers	Product	No. Employees
Uinta County School District #1	Education	467
WY State Hospital	Health	429
Amoco Production Company	Oil/Gas	255
Chevron USA	Oil/Gas	230
City of Evanston	Government	93
Uinta County	Government	220

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
UCEDC	(307) 789-4261

COMMUNITY CONTACT

Uinta County
Economic Development Commission
225 9th Street
Evanston, WY 82930
(307) 789-4261
FAX # (307) 789-8953

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

EVANSVILLE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY na

LOCATION

Major Cities/Distance

Denver 300 Salt Lake City 660 Phoenix 1,116 Seattle 1,465

San Francisco 1,418 Chicago 1,167 Dallas 1,073 New York 2,004

POPULATION

	CITY	COUNTY
1980	2,652	72,856
1985	2,335	72,449
1989	2,335	64,700

CLIMATE

Temperature: Annual Average na Monthly Average (January) 22.2
(July) 70.9
Precipitation: Annual Average na Humidity: Annual Average 64.0%
Annual Average Rainfall 11.28" Annual Average Snowfall 77.0"
Sunshine Days: 275 Average Growing Season: 120 days
Elevation: 5,123 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 6 Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer 13 Insurance Rating: 7
Planning Commission: Yes No X Business License Required: Yes X No
Zoning Regulations: Yes No X Industrial Plan Approval: Yes No X
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $3,556,070 County: $352,216,902
Tax Levy (mills) City: 8.00 County: 12.00 Schools: 44.09

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	4	2	1	0
T-P Ratio	na	na	na	na	na

Vocational Schools: 1

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $[illegible],509

COMMUNITY SERVICES

Libraries: 3 Total Volumes: na
Day Care Centers: 4 Senior Centers: 0
Churches: Catholic: 0 Protestant: 4 Jewish: 0 Other: 0
Commercial: shopping centers: 1
hotel/motels: 1 total rooms: 103
RV parks: 1 total spaces: na
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 1 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable-TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 1
Recreation: baseball fields: 3 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 1 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 2 other: 0

Area Attractions/Distance: Hogadon Ski Area-10 mi.; Alcova Lake-26 mi.; Ayers National Bridge - 40 mi.; Hells Half Acre-50 mi.; Teapot Rock-30 mi.; Independence Rock-40 mi.; Medicine Bow National Forest **Cultural Attractions:** Historical-Reshaw Exhibit, Event Center-3 mi.; Krempert Theatre-4 mi.; Fort Casper Museum-4 mi.; Casper Symphony Orchestra, Ballet Theatre, Civic Corale, Casper Troopers, Pioneer Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental	Total	Owner	Rental	
Single Family	406	na	na	$ na	na	na	na
Mobile Home	286	na	na	$ na	na	na	na
Multi Family	17	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	2	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Dick Seeman Telephone # 261-7007
Maximum generating capacity: 4 M KW peak load: 4500 KW Loop System: Yes X No
Industrial rates: $.04 per kilowatt hour
Natural Gas: Suppliers: Northern Gas of WYO Contact: na Telephone # 235-1541
Maximum capacity: 10,000 (mcf)peak demand: 626/day (mcf)
Rating: 85,000 Btu/cf
Industrial rates: Negotiated rates Under 3,000 mcf $4.02; over 3,000 mcf $3.90
Water: Supplier: Municipal Contact: Maurice Boyd Telephone: 234-6530
Maximum daily capacity: 2 M (GD-Gallons/Day) Peak daily demand: 1,280,000 (GD)
Excess capacity available: Yes X No Residual Pressure: 80 psi
Loop System: Yes X No , Industrial rates: Town - $12.75 Srv.Fee; $1.30/1000 Out-town 419.13 service fee Tap Fees: 3/4" = $970; 8" = 38,700
Sewer: Treatment Plant: Metro System Tap Fees: 3/4"=4,285; 6"=471,164
Present load: .02 MGD (GD) Capacity: 14 MGD (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 20, 26; I-25 Nearest Interstate adjacent miles
Railroad: Burlington Northern; Chicago Northwestern
Trucking Firms/distance to nearest terminal na

Airport: Natrona County International Airport
Runway Length: 410,600; 8,862 Type of Surface: concrete
Lights: Yes X No Tower: Yes X No
Instrument Landing System: Yes X No
Airlines serving area: Continental Express; Delta; United Express Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: local
Bus Service: Powder River Transportation Public Transportion: Senior Citizen Bus
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): County Wide

Total work force: 28,455 Average unemployment rate: 6.8%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries			$ .00
Mining			$ .00
Construction			$ .00
Manufacturing	3		$ .00
Trans. Comm. & Utilities			$ .00
Wholesale Trade			$ .00
Retail Trade	4		$ .00
Finance, Insurance, Real Estate	1		$ .00
Services	20		$ .00
Public Administration	1		$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Coleman and Sons, Inc.	Oilfield Equip/Sales	na
Shilo Inn	Service	na
Evansville School	Education	na
Equality Bank	Banking Services	na
United Building Center	Building Materials	na
Evansville City Government	Government	26

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Mayor	(307) 234-6530-

COMMUNITY CONTACT

Mayor's Office
P. O. Drawer 158
Evansville, WY 82636
(307) 234-6530

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

FRANNIE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Frannie lies at the northern entrance to the Big Horn Basin. Frannie grew from the coming of the railroads in the early 1900's to the reclamation project soon after. Incoprorated 1956 its industries include oil and farming.

LOCATION

Major Cities/Distance

Denver 521 Salt Lake City 496 Phoenix 1,176 Seattle 895

San Francisco 1,116 Chicago 1,300 Dallas 1,495 New York 140

POPULATION

	CITY	COUNTY
1980	138	11,896
1985	145	
1989	156	10,462

CLIMATE

Temperature: Annual Average 44.1 Monthly Average (January) na
(July) na
Precipitation: Annual Average 5.9" Humidity: Annual Average na
Annual Average Rainfall na Annual Average Snowfall na
Sunshine Days: na Average Growing Season: 160 days
Elevation: 4,200 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 1 Volunteer 10 911: Yes X No
Fire Department: Fulltime 0 Volunteer 10 Insurance Rating: 9
Planning Commission: Yes No X Business License Required: Yes No X
Zoning Regulations: Yes No X Industrial Plan Approval: Yes No X
Building Codes: No

TAXES
(Local)

Assessed Valuation: City: $196,393 County: $100,881,084
Tax Levy (mills) City: 8 County: 9.7 Schools: 32

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: %

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1*	1*	0	1
T-P Ratio	1:	1:	1:	na	na

Vocational Schools: Junior H.S. - 6 mi.; High School - 18 mi.

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: ,000
Day Care Centers: ____ Senior Centers: ____
Churches: Catholic: 1 Protestant: ____ Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: ____ total rooms: ____
RV parks: 0 total spaces: ____
conventions facilities: ____ capacity: ____
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: ____ dentists: ____
ambulance service: Yes: ____ No: ____
Communications: newspapers: ____ daily: 0 weekly: ____
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: ____ No: ____
telephone service provider: ____
post offices: ____ class: ____ overnight mail services: na
Recreation: baseball fields: ____ tennis courts: 1 swimming pools: ____
golf courses: 0 bike paths: ____ soccer fields: 0
skating rinks: 1 (ice) movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: ____
Area Attractions/Distance: Yellowstone Park - 80 mi.; Billings, Montana - 70 mi.

Cultural Attractions: ____

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	36	na	na	$ 25,000	4	1	3
Mobile Home	13	na	na	$ 10,000	3	1	2
Multi Family	na	na	na	$ 000,000	na	na	na
Senior Housing	na	na	na	$ 000,000	na	na	na
Other	na	na	na	$ 000,000	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Telephone # 548-2264
Maximum generating capacity: na peak load: na Loop System: Yes No
Industrial rates:
Natural Gas: Suppliers: Frannie-Deaver Utilities Contact: B. Lee Telephone # 664 -2221
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 1,100 Btu/cf
Industrial rates: 3.6011/MCF
Water: Supplier: Town Contact: B. Lee Telephone: #664 -2221
Maximum daily capacity: 500,000 (GD-Gallons/Day) Peak daily demand: 15,000 (GD)
Excess capacity available: Yes X No Residual Pressure: 68 psi
Loop System: Yes X No Industrial rates: $1.50 M Gallon
Tap Fees: $ Cost
Sewer: Treatment Plant: Tap Fees: $ Cost
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: 310 Nearest Interstate 55 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal

Airport:
Runway Length: na Type of Surface:
Lights: Yes No Tower: Yes No
Instrument Landing System: Yes No
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No
Parcel Service: Distance to Terminal: mi.
Bus Service: Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 40

Total work force: 35 Average unemployment rate: 6%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining			$ .00
Construction			$ .00
Manufacturing	1	1	$ .00
Trans. Comm. & Utilities	2	3	$ .00
Wholesale Trade			$ .00
Retail Trade	2	5	$ .00
Finance, Insurance, Real Estate			$ .00
Services			$ .00
Public Administration			$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
School	Education	12
Port of Entry	Commercial Permits	5
Frannie-Deaver Utilities	Gas Utility	4
Muller Trucking	Contractor	5
Frannie Bar	Liquor	5

INDUSTRIAL PROPERTIES

Contact Person Telephone No.

COMMUNITY CONTACT

Bryan Lee, Mayor
P.O. Box 72
Frannie, WY 82423
(307) 664-2323

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

GILLETTE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

In 1911, Campbell County was created from portions of Weston and Crook Counties, which join to the East. Gillette, the County Seat and largest incorporated town in Campbell County, was named after Edward Gillette, who was a surveyor and engineer for the Chicago, Burlington and Quincy Railroad. The town was founded in 1891 during the railroad construction.

LOCATION

Major Cities/Distance

Denver 344 Salt Lake City 622 Phoenix 1,184 Seattle 1,069

San Francisco 1,374 Chicago 1,027 Dallas 1,124 New York 1,834

POPULATION

	CITY	COUNTY
1980	13,617	24,367
1985	20,943	35,358
1989	18,861	32,037

CLIMATE

Temperature: Annual Average 43 Monthly Average (January) 25

(July) 73

Precipitation: Annual Average 15 3/4 Humidity: Annual Average 45%

Annual Average Rainfall 8" Annual Average Snowfall 66"

Sunshine Days: 118 Average Growing Season: 123 days

Elevation: 4,550 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 33 Volunteer 0 911: Yes X No ____

Fire Department: Fulltime 10 Volunteer 162 Insurance Rating: 5

Planning Commission: Yes X No ____ Business License Required: Yes ____ No X

Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes X No ____

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $51,070,537 County: $1,331,547,651

Tax Levy (mills) City: 7.503 County: 58.174 Schools: 43.0

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	10	2	1	1	2
T-P Ratio	1:20.6	1:16.0	1:16.0	1:17.7	na

Vocational Schools: 1 Career Development Center

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: +3 Total Volumes: 98,000
Day Care Centers: 104 Senior Centers: 1
Churches: Catholic: 2 Protestant: 37 Jewish: 0 Other: 0
Commercial: shopping centers: 6
hotel/motels: 12 total rooms: 1,050
RV parks: 2 total spaces: 143
conventions facilities: 5 capacity: 2,500
Medical Facilities: hospitals: 1 beds: 104
nursing homes: 1 total rooms: 136 beds
doctors: 30 dentists: 8
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: X
radio stations: AM: 1 FM: 2 public: 1
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: A overnight mail services: yes
Recreation: baseball fields: 15 tennis courts: 8 swimming pools: 5
golf courses: 2 bike paths: 2 soccer fields: 4
skating rinks: 1 movie theaters: 4 outdoor movies: 2
recreation center: 3 number of parks: 19 other: 0
Area Attractions/Distance: Country's largest surface coal mines. Pronghorn Antelope and Buffalo herds. Thunder Basin National Grasslands - Devil's Tower - 60 miles; Big Horn Mountains and Black Hills.
Cultural Attractions: Rockpile Museum, Wright Centennial Museum, Cam-Plex Multi-Event Center (See Attached); Heritage Theater

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	4,731	na	na	$ 63,500	319	na	na
Mobile Home	1,677	na	na	$ 375.00	115	na	na
Multi Family	1,327	na	na	$ 339.00/mo	461	na	na
Senior Housing	65	na	na	$ 305.00	3	na	na
Other	185	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: City of Gillette: /Tri-Co. Elec Contact: Ron Harper Telephone # 800-442-3630
Maximum generating capacity: 53 MVA peak load: 36.18 Loop System: Yes X No
Industrial rates: $3/Month, First 750 KWH, $.069/KWH; additional @ $.045 KWH

Natural Gas: Suppliers: Petrolane Contact: Doyle Heying Telephone # 682-9325
Maximum capacity: 1312/Hr. (mcf)peak demand: 37.51/Hr. (mcf)
Rating: 85,000 Btu/cf
Industrial rates: $3.71/Mo., first 200 therms $.4697/Therm, next 800 Therms $.4497/Therm, over 1,000 therms $.4297/Therm

Water: Supplier: City of Gillette Contact: Jon Young Telephone: 686-5262
Maximum daily capacity: 10.6 Mil (GD-Gallons/Day) Peak daily demand: 9 Mil (GD)
Excess capacity available: Yes X No Residual Pressure: 70 psi
Loop System: Yes X No Industrial rates: First 3,000 gal, $50.15, all addt'l $1.60/ 1,000 gal.
Tap Fees: Yes, range

Sewer: Treatment Plant: City of Gillette Tap Fees: Yes
Present load: 2.2 million (GD) Capacity: 3-85 mil. (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-90, US Hwy 14-16, 59, 50, 387 W., & 450 E. Nearest Interstate 0 miles
Railroad: Burlington Northern, Chicago, & Northwest
Trucking Firms/distance to nearest terminal Black Hills Trucking, Consolidated Freightways, Edson Express North Park Transportation, Wyoming Express, PC Transport, N.W. Transport all local

Airport: Campbell County Airport
Runway Length: 7,500' Type of Surface: Concrete
Lights: Yes X No Tower: Yes X No
Instrument Landing System: Yes X No
Airlines serving area: United Express, Continental Express Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 5 mi.
Bus Service: Powder River Transportation Public Transportion: Gillette Transit Systems
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Total work force: 15,904 Average unemployment rate: 7.5%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	11	42	$ 204.00
Mining	157	4,292	$ 752.00
Construction	136	739	$ 403.00
Manufacturing	21	124	$ 365.00
Trans. Comm. & Utilities	60	745	$ 478.00
Wholesale Trade	81	686	$ 492.00
Retail Trade	208	2,101	$ 186.00
Finance, Insurance, Real Estate	77	357	$ 320.00
Services	287	1,592	$ 284.00
Public Administration	51	2,730	$ 389.00

Major Industry/Resources

Major Employers	Product	No. Employees
Campbell County School District	Education	1,070
AMAX Coal Company	Coal Mining	488
Thunder Basin Coal Company	Coal Mining	481
Campbell County Memorial Hospital	Health	450
The Carter Mining Company	Coal Mining	438
Burlington Northern Railroad	Railroad	400

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Bob Palmer	(307 686-2603

COMMUNITY CONTACT

Campbell County Economic Development Corp
P.O. Box 3948
Gillette, WY 82717-3948

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

GLENDO **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The Glendo area is rich in history. The California, Oregon, Mormon Trails and the Overland Stage route passed south of Glendo turning to the west at Horseshoe Creek where a stage station once stood. The original townsite was along the Horseshoe and was called Bellewood. When the railroad was built to the terminal at Glendo it was named after the valley it lies in.

LOCATION

Major Cities/Distance

Denver 200 Salt Lake City 430 Phoenix 1,018 Seattle 1,147

San Francisco 1,470 Chicago 1,216 Dallas 984 New York 2,051

POPULATION

	CITY	COUNTY
1980	367	11,957
1985	350	9,800
1989	250	9,700

CLIMATE

Temperature: Annual Average 48.5 Monthly Average (January) 32.3
(July) 73.5
Precipitation: Annual Average 12.4" Humidity: Annual Average 52.0%
Annual Average Rainfall 12.4" Annual Average Snowfall 55.7"
Sunshine Days: 234 Average Growing Season: 133 days
Elevation: 4,718 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 1 Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer 12 Insurance Rating: 6
Planning Commission: Yes X No Business License Required: Yes No X
Zoning Regulations: Yes No X Industrial Plan Approval: Yes No X
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $587,114 County: $111,499,155
Tax Levy (mills) City: 8.00 County: 12.00 Schools: 6.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	0	1	0	0
T-P Ratio	1:10	na	1:5	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 600
Day Care Centers: 0 Senior Centers: 1
Churches: Catholic 1 Protestant: 2 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 3 total rooms: 35
RV parks: 4 total spaces: 50
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 3rd overnight mail services: 1
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Glendo State Park and Lake is located 2 miles form Glendo offering summer water sports, fishing, camping, rock hunting. Laramie Peak and the Medicine Bow National Forest - 30 min. away;offers snowmobiling, hiking, & camping.
Cultural Attractions: Cheyenne and Casper Events Centers just 1 hour

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1620	1604	16	$ 42,500	94	90	4
Mobile Home	247	233	78	$ 16,000	13	8	5
Multi Family	120	0	120	$ 250/mo.	30	0	30
Senior Housing	45	0	45	$ HUD Sec. 8	0	0	0
Other(potential)	150	0	150	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Rick Hill Telephone # 358-3475
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: 3.051 cents per KWh: 1st 40,000; and 2.695 cents per KWh additional
Natural Gas: Suppliers: KN Energy Contact: Jim Shelton Telephone # 358-2363
Maximum capacity: Unlimited (mcf)peak demand: 2026 (Dec. '89) (mcf)
Rating: 85,000 Btu/cf
Industrial rates: On file at Hastings, Nebraska Office
Water: Supplier: Town of Glendo Contact: Town Hall Telephone: 735-4242
Maximum daily capacity: 216,000 (GD-Gallons/Day) Peak daily demand: 50,400 (GD)
Excess capacity available: Yes X No Residual Pressure: 43 psi
Loop System: Yes X No Industrial rates: $2.75/1,000 gal
Tap Fees: $600
Sewer: Treatment Plant: Lagoon Tap Fees: $300
Present load: 6,480 (GD) Capacity: 172,800 (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-25; U. S. 20 and 26 Nearest Interstate adjacent miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Edson Express - 30 miles; North Park - 30 miles; PC Transport - 70 miles; Yellow Freight - 70 miles
Airport: Thomas Memorial Airport
Runway Length: 2,500' Type of Surface: dirt
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: None Daily Flights: None
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 30 mi.
Bus Service: Powder River Public Transportion: None
Express Service: UPS

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 3,784 Average unemployment rate: 8.6%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	35	62	$ 250.00
Mining	0	0	$ .00
Construction	2	7	$ 300.00
Manufacturing	2	6	$ 200.00
Trans. Comm. & Utilities	1	10	$ 400.00
Wholesale Trade	0	0	$ .00
Retail Trade	10	63	$ 160.00
Finance, Insurance, Real Estate	2	4	$ 200.00
Services	18	34	$ 160.00
Public Administration	2	27	$ 300.00

Major Industry/Resources

Major Employers	Product	No. Employees
Burlington Northern	Railroad	10
School District #1	Education	25
Glendo Marina	Marine Products	30
Howard's General Store	Retail	20
Glendo State Park	Recreation	10
na	na	

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Town of Glendo	735-4242-

COMMUNITY CONTACT	STATE CONTACT
Glendo Econ. Dev. Asssociation P. O. Box 396 Glendo, WY 82213 (307) 735-4242	Division of Economic and Community Development Herschler Building, 2nd Floor West Cheyenne, Wyoming 82002 (307) 777-7285 FAX (307) 777-5840

Update 1/91

GLENROCK **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY Glenrock was founed in 1909. It is 25 miles east of Casper and 25 miles west of Douglas. The Oregon Trail came through Glenrock on the way West during the 1800's.

LOCATION

Major Cities/Distance

Denver 252 Salt Lake City 490 Phoenix 841 Seattle 767

San Francisco 1,170 Chicago 1,200 Dallas 906 New York 1,940

POPULATION

	CITY	COUNTY
1980	2,736	14,069
1985	2,488	12,825
1989	2,302	11,866

CLIMATE

Temperature: Annual Average 50 Monthly Average (January) 23.0

(July) 70.0

Precipitation: Annual Average 5.70" Humidity: Annual Average 5%

Annual Average Rainfall 5.70" Annual Average Snowfall 40.0"

Sunshine Days: 328 Average Growing Season: 120 days

Elevation: 5,090 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 10 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 30 Insurance Rating: 5

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $4,698,152 County: $211,092,638

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 25.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	1	0
T-P Ratio	1:21	1:16	1:14	na	na

Vocational Schools: ______

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 26,118
Day Care Centers: 4 Senior Centers: 1
Churches: Catholic: 1 Protestant: 8 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 3 total rooms: 45
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 1
ambulance service: Yes: X No: ______
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ______
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 3
Recreation: baseball fields: 5 tennis courts: 2 swimming pools: 2
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 1 outdoor movies: 0
recreation center: 1 number of parks: 6 other: 0
Area Attractions/Distance: Deer Creek Station, Deer Creek Days in July

Cultural Attractions: Paisley Shawl-Higgins Hotel, Rock in the Glen

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	772	750	22	$ 325	35	30	5
Mobile Home	91	81	10	$ 150	4	0	4
Multi Family	61	31	30	$ 200	2	2	0
Senior Housing	16	0	16	$ varies	5	0	5
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Barry Cunningham Telephone # 426-2712
Maximum generating capacity: 750 peak load: 830 Loop System: Yes X No
Industrial rates: 25, 45 or 46

Natural Gas: Suppliers: KN Energy Contact: Jack Kleist Telephone # 436-2621
Maximum capacity: unlimited (mcf)peak demand: 127,255 (mcf)
Rating: 85,000 Btu/cf
Industrial rates: percentage of use

Water: Supplier: Town of Glenrock Contact: Dave Eason Telephone: 436-9294
Maximum daily capacity: 1.5 M (GD-Gallons/Day) Peak daily demand: 1.67 M (GD)
Excess capacity available: Yes X No Residual Pressure: 49-95
Loop System: Yes X No Industrial rates: $6.00 minimum; +.75 per 1,000 after 3,000
Tap Fees: $800

Sewer: Treatment Plant: Lagoon Tap Fees: $800
Present load: 260,000 (GD) Capacity: 100,000 (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-25, WY 20, 26 Nearest Interstate 3 miles
Railroad: Chicago Northwestern, Burlington Northern
Trucking Firms/distance to nearest terminal Edson, 25m.; Rocky Mountain, 25m.; UPS, 25m.

Airport: na
Runway Length: na Type of Surface:
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: Converse County - 25 mi.; Natrona Co. - 27 mi. Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 25 mi.
Bus Service: Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: na

Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	15	75	$ 261.00
Mining	59	607	$ 590.00
Construction	2	23	$ 580.00
Manufacturing	12	73	$ 479 .00
Trans. Comm. & Utilities	5	541	$ 560.00
Wholesale Trade	1	2	$ 186.80
Retail Trade	22	154	$ 186.80
Finance, Insurance, Real Estate	8	18	$ 474.80
Services	30	150	$ 206.80
Public Administration	1	21	$ 420.00

Major Industry/Resources

Major Employers	Product	No. Employees
Dave Johnston Power Plant	Electricity	257
School System	Education	90
Glenrock Coal	Coal	181
Town of Glenrock	Government	21

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Mike Rafferty	436-5303

COMMUNITY CONTACT

John Rookstool, Mayor
P.O. Box 417
Glenrock, WY 82637
(307) 436-9294

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

GREEN RIVER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Green River is one of the oldest communities in the state. It was first incorporated in 1868 under Dakota Territory, then in May of 1891 was incorporated under the laws of the State of Wyoming. The railroad gave the area its first boom and in 1875, Green River became the County Seat of Sweetwater County. In the 1950's the mining industry became important to Green River and has been steadily increasing through the early 1980's.

LOCATION

Major Cities/Distance

Denver 365 Salt Lake City 176 Phoenix 847 Seattle 982

San Francisco 919 Chicago 1,254 Dallas 1,148 New York 2,027

POPULATION

	CITY	COUNTY
1980	12,807	41,723
1985	14,705	42,963
1989	13,015	42,347

CLIMATE

Temperature: Annual Average 44.2 Monthly Average (January) 18.0

(July) 68.0

Precipitation: Annual Average 8.7" Humidity: Annual Average 45%

Annual Average Rainfall 5.5" Annual Average Snowfall 34.9"

Sunshine Days: 244 Average Growing Season: 101 days

Elevation: 6,100 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 31 Volunteer 0 911: Yes X No

Fire Department: Fulltime 1 Volunteer 35 Insurance Rating: 4

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: U. B. C.

TAXES
(Local)

Assessed Valuation: City: $23,416,070 County: $992,534,100

Tax Levy (mills) City: 8.9 County: 11.283 Schools: 48.157

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	6	2	1	1	1
T-P Ratio	1:16	1:16	1:16	1:20	1:16

Vocational Schools: ______

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 60,552
Day Care Centers: 4 Senior Centers: 1
Churches: Catholic: 1 Protestant: 15 Jewish: 1 Other: 3
Commercial: shopping centers: 3
hotel/motels: 7 total rooms: 174
RV parks: 1 total spaces: 53
conventions facilities: 2 capacity: 550
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 1 total rooms: 59
doctors: 5 dentists: 6
ambulance service: Yes: X No: ______
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: ______
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 1
Recreation: baseball fields: 10 tennis courts: 10 swimming pools: 2
golf courses: 1 bike paths: 0 soccer fields: 3
skating rinks: 1 movie theaters: 1 outdoor movies: 0
recreation center: 1 number of parks: 16 other: 26
Area Attractions/Distance: Seedskadee National Wildlife Refuge, 37 mi.; Flaming Gorge National Recreation Area, 22 mi.; Expedition Island, local; Sheep Creek Geological Area, 60 mi.
Cultural Attractions: County Museum, Glaming Gorge Days, Nutcracker Ballet , Peter the Wolf and Coppelia Ballet

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	8.403	7.143	1.260	$ 65.000	1.163	989	174
Mobile Home	3.117	2.338	779	$ 25.000	431	323	108
Multi Family	2.034	203	1.831	$ 32.000	282	28	254
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P & L Contact: Mike Ignowski Telephone # 875-3766

Maximum generating capacity: 4.024MW peak load: MW Loop System: Yes X No

Industrial rates: basic chg. 660.00 + .50/KW - Demand chg. $2.95/KW

Natural Gas: Suppliers: Mountain Fuel Contact: L. Hansen Telephone # 362-5671

Maximum capacity: unlimited (mcf)peak demand: unlimited (mcf)

Rating: 1.040 Btu/cf

Industrial rates: negotiated - average $2.70/MCF

Water: Supplier: Joint Powers Water Contact: Jim Wilcox Telephone: 875-5000

Maximum daily capacity: 23 M (GD-Gallons/Day) Peak daily demand: 14 M (GD)

Excess capacity available: Yes X No Residual Pressure: 60 psi

Loop System: Yes X No Industrial rates: 3/4" meter. 8.71 min.; 1.745 c/cf to 402 cf

Tap Fees: 3/4"-2". $50. 3" actual

Sewer: Treatment Plant: City of Green River Tap Fees: $8.75 for 3/4"

Present load: 1 M (GD) Capacity: 1.5 M (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-80; WY 372, 530 Nearest Interstate 1 miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Yellow Freight, Edson Express, NPT, 16 miles

Airport: Sweetwater County Airport

Runway Length: 10,000 feet Type of Surface: friction, porous

Lights: Yes X No Tower: Yes X No

Instrument Landing System: Yes No X

Airlines serving area: Continental Express Daily Flights: yes

Fixed Base Operators/Air Taxi: Yes X No

Parcel Service: UPS Distance to Terminal: 16 mi.

Bus Service: Greyhound Lines Public Transportion: Sweetwater Co. Transit Authority

Express Service: Federal Express, Pony Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 10,497 square (county)

Total work force: 18,153 (county) Average unemployment rate: 5.1% (county)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	11	28	$ 163.00
Mining	69	4,475	$ 788.00
Construction	158	997	$ 500.00
Manufacturing	23	473	$ 504.00
Trans. Comm. & Utilities	91	1,567	$ 615.00
Wholesale Trade	92	673	$ 540.00
Retail Trade	248	2,872	$ 199.00
Finance, Insurance, Real Estate	76	408	$ 343.00
Services	326	3,086	$ 280 .00
Public Administration	42	2,286	$ 370.00

Major Industry/Resources

Major Employers	Product	No. Employees
FMC	Soda Ash	1,045
General Chemical	Soda Ash	675
Rhone-Poulenc	Soda Ash	529
T. G. Soda Ash, Inc.	Soda Ash	318
Tenneco Minerals	Soda Ash	296
Church and Dwight	Baking Soda	183

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
na	

COMMUNITY CONTACT

Norman Stark, Clerk/Treasurer
City of Green River
50 East Second North
Green River, WY 82935
(307) 875-5000

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

GREYBULL **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY Greybull was established in 1909 as a railroad town for CB & Q Railroad. The town name was derived from the Greybull River, which is said to have been named for an albino buffalo held sacred by the Indians

LOCATION

Major Cities/Distance

Denver 431 Salt Lake City 422 Phoenix 1,186 Seattle 941

San Francisco 1,159 Chicago 1,352 Dallas 1,280 New York 2,171

POPULATION

	CITY	COUNTY
1980	2,277	11,896
1985	2,151	11,256
1990	1,771	11,189

CLIMATE

Temperature: Annual Average 45.9 Monthly Average (January) 15.0

(July) 72.0

Precipitation: Annual Average 5.27" Humidity: Annual Average 55%

Annual Average Rainfall 5.27" Annual Average Snowfall 16.1"

Sunshine Days: na Average Growing Season: 157 days

Elevation: 3,788 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 4 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 24 Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $4,045,071 County: $101,272,893

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 25.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: na

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	1
T-P Ratio	1:14	1:14	1:10	na	na

Vocational Schools: ______

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for State and Local Government $ spent for local public schools
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 14,400
Day Care Centers: 0 Senior Centers: 1
Churches: Catholic: 1 Protestant: 14 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 7 total rooms: 110
RV parks: 2 total spaces: 99
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 1 beds: 28
nursing homes: 1 total rooms: 25
doctors: 2 dentists: 1
ambulance service: Yes: X No: ______
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: ______
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: 1
Recreation: baseball fields: 7 tennis courts: 1 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 2 other: 0
Area Attractions/Distance: Sheep Mountain, 10 mi.; Big Horn Mountains and Ski Area, 32 mi.; Devils Kitchen, 5 mi.
Cultural Attractions: Buffalo Bill Museum, 54 mi.; Entrance to Yellowstone National Park, 110 mi.; Greybull Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	914	na	na	$ na	na	na	na
Mobile Home	52	na	na	$ na	na	na	na
Multi Family	35	na	na	$ na	na	na	na
Senior Housing	16	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P & L Contact: na Telephone # 347-4244

Maximum generating capacity: 4.1 MW peak load: 3 MW Loop System: Yes ____ No ____

Industrial rates: 3,000 kw or les $660 + .5/kw over 3,000 $810 + .45

Natural Gas: Suppliers: Williston Basin Contact: na Telephone # na

Maximum capacity: na (mcf)peak demand: 1,709 M (mcf)

Rating: 1,000 Btu/cf

Industrial rates: First 300 mcf-4.96904, over 300 mcf-4.86904

Water: Supplier: Town of Greybull Contact: Town Foreman Telephone: 765-2682

Maximum daily capacity: 850,000 (GD-Gallons/Day) Peak daily demand: 1.1 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes ____ No ____ Industrial rates: na

Tap Fees: $1500

Sewer: Treatment Plant: Lagoon Tap Fees: $200

Present load: 160 M (GD) Capacity: na (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: US 14, 16, 20 Nearest Interstate 100 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal Dan Brown Trucking, 1 mi.; Edson Express, 32 mi.; North Park, 32 mi.

Airport: South Big Horn County Airport

Runway Length: 6,300 Type of Surface: asphalt

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes X No ____

Airlines serving area: na Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ____

Parcel Service: UPS Distance to Terminal: mi.

Bus Service: Cody Bus Line Public Transportion: None

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 5,062 Average unemployment rate: 11%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	1	9	$ 281.60
Mining	2	112	$ 360.00
Construction			$ 289.60
Manufacturing			$ 231.20
Trans. Comm. & Utilities	4		$ 300.80
Wholesale Trade			$ 292.80
Retail Trade	35	140	$ 160.00
Finance, Insurance, Real Estate	5	9	$ 548.40
Services			$ 188.00
Public Administration	3	25	$ 280.00

Major Industry/Resources

Major Employers	Product	No. Employees
M. I. Drilling	Bentonite	60
Wyo-Ben	Bentonite	52
Burlington Northern	Railroad	88
Hawkins and Powers	Aviation	80
School District	Education	87

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Town of Greybull	765-9431

COMMUNITY CONTACT

City Clerk
Town of Greybull
P. O. Box 271
Greybull, WY 82426
765-9431

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
1-800-262-3425
FAX 777-5840

Update 1/91

GUERNSEY **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 193 Salt Lake City 485 Phoenix 1,020 Seattle 1,461

San Francisco 1,220 Chicago 1,168 Dallas 967 New York 1,911

POPULATION

	CITY	COUNTY
1980	1,515	11,975
1985	1,350	9,898
1989	1,200	9,787

CLIMATE

Temperature: Annual Average 50 Monthly Average (January) 32.3
(July) 73.5
Precipitation: Annual Average 12.47" Humidity: Annual Average 49%
Annual Average Rainfall 8" Annual Average Snowfall 4"
Sunshine Days: 234 Average Growing Season: 133 days
Elevation: 4,380 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime X Volunteer 0 911: Yes X No ____
Fire Department: Fulltime 0 Volunteer X Insurance Rating: 7
Planning Commission. Yes X No ____ Business License Required: Yes ____ No X
Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes X No ____
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: 71,381 County: 64,259
Tax Levy (mills) City: 7.9 County: 12 Schools: 26

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:10.3	comb w/ H.S.	1:7.48	na	na

Vocational Schools: ____

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: na
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: ____ Protestant: 6 Jewish: ____ Other: ____
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 50
RV parks: 2 total spaces: 20
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 0
ambulance service: Yes: X No: ____
Communications: newspapers: 1 daily: 6 weekly: 3
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ____
telephone service provider: United Telephone
post offices: 1 class: 2nd overnight mail services: yes
Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 1
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 4 other: 0
Area Attractions/Distance: Guernsey State Park/Boating, fishing, camping, swimming
Grayrocks Reservoir - fishing, camping, swimming
Cultural Attractions: Old Fort Laramie, Oregon Trail Rutts, and Register Cliff

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS AVERAGE COST OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	313	252	61	$ 50,000	45	25	20
Mobile Home	146	109	38	$ 5,000	24	6	18
Multi Family	21	3	18	$ na	15	na	15
Senior Housing	12	na	12	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Town of Guernsey Contact: Pete Green Telephone # 836-2335
Maximum generating capacity: 3750 KW peak load: 1637 KW Loop System: Yes X No
Industrial rates: negotiable

Natural Gas: Suppliers: K N Energy Contact: Mr. Flaherty Telephone # 836-2513
Maximum capacity: 2,000,000 (mcf)peak demand: 2,000,000 (mcf)
Rating: 85,000 Btu/cf
Industrial rates: na

Water: Supplier: Town of Guernsey Contact: Mr. Green Telephone: 836-2335
Maximum daily capacity: 2,534,400 (GD-Gallons/Day) Peak daily demand: 2,263,400 (GD)
Excess capacity available: Yes X No Residual Pressure: 40 - 60 psi
Loop System: Yes X No Industrial rates: .0015 per gallon
Tap Fees: $374 = 1"

Sewer: Treatment Plant: aeriation Tap Fees: $354
Present load: 79,955 (GD) Capacity: 656,000 (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: Hwy 26 Nearest Interstate 15 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Salt Creek Freightway, 30 mi.; Rumsey, 30 mi.; Pierceson Trucking, 30 mi.; Hock Trucking, 30 mi.

Airport: Guernsey Municipal Airport
Runway Length: 5,500 Type of Surface: paved surface
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: None Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: na Distance to Terminal: na
Bus Service: None Public Transportion: None
Express Service: Parcel Post, UPS,Federal Express, Emmery Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 65

Total work force: 4455 Average unemployment rate: 6.8%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries			$ .00
Mining	1	50	$ .00
Construction		103	$ .00
Manufacturing		29	$ .00
Trans. Comm. & Utilities	2	510	$ .00
Wholesale Trade		54	$ .00
Retail Trade	10	513	$ .00
Finance, Insurance, Real Estate	2	78	$ .00
Services		730	$ .00
Public Administration		314	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Burlington Northern	Fueling/Switching Station	150-200
Camp Guernsey	Training Site	72
Guernsey Stone Co.	Gravel/Minerals	15
Basin Electric	Power Plant	367
Major Petroleum Pipeline	Pump Station	5
Platte County Schools	Education	62

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Keith Conway	836-2335
Leonard Scoleri	836-2344

COMMUNITY CONTACT

Darrell L. Offe
P. O. Box 667
Guernsey, WY 82214
(307) 836-2335

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

HANNA **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The town of Hanna, Wyoming owes its founding, initial growth, decline and its resurgence to man's changing perceptions of the value of the large deposits of low sulfur coal in the immediate vicinity. While Hanna was not the first settlement to spring up next to coal seams in this area of Wyoming, it has outlasted others because of the extent of the coal deposits in the area.

LOCATION

Major Cities/Distance

Denver 220 Salt Lake City 392 Phoenix 1,000 Seattle 1,100

San Francisco 1,079 Chicago 1,227 Dallas 1,077 New York 2,062

POPULATION

	CITY	COUNTY
1980	2,288	21,896
1985	1,472	17,950
1989	1,068	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 22.5
(July) 63.5
Precipitation: Annual Average 8.64" Humidity: Annual Average low
Annual Average Rainfall 8.64" Annual Average Snowfall 62.0"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 6,777 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 2 Volunteer 0 911: Yes X No ___
Fire Department: Fulltime 0 Volunteer 18 Insurance Rating: 5
Planning Commission: Yes X No ___ Business License Required: Yes ___ No X
Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes X No ___
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $2,647,674 County: $301,367,153
Tax Levy (mills) City: 9.00 County: 31.22 Schools: 31.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1 w/ H.S.	1 w/ J.H.S.	0	0
T-P Ratio	1:18	1:11	1:11	na	na

Vocational Schools: ____________

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 3,600
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 1 Protestant: 5 Jewish: 0 Other: 1
Commercial: shopping centers: 1
hotel/motels: 1 total rooms: 20
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 0
ambulance service: Yes: X No: ____
Communications: newspapers: 2 daily: 1 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: ____
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: 1
Recreation: baseball fields: 2 tennis courts: 1 swimming pools: 1
golf courses: 0 bike paths: 0 soccer fields: 1
skating rinks: 1(ice) movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 2 other: 0
Area Attractions/Distance: Movies, bowling, concerts, plays, 40 mi.; excellent hunting and fishing - locally.
Cultural Attractions: Library, park, recreation center, Miner Memorial

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental	Total	Owner	Rental	
Single Family	834	na	na	$ na	na	– na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	2	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P & L Contact: Bob Dahl Telephone # 324-2761
Maximum generating capacity: over 4500MW peak load: 20.6 MW Loop System: Yes ____ No X
Industrial rates: $0.032 per kilowatt hour
Natural Gas: Suppliers: Northern Gas Contact: Larry Reinholtz Telephone # 324-2723
Maximum capacity: 5 M (mcf)peak demand: 3.7 M (mcf)
Rating: 85,000 Btu/cf
Industrial rates: 3.83 MCF
Water: Supplier: Town of Hanna Contact: Town of Hanna Telephone: 325-9424
Maximum daily capacity: 2 M (GD-Gallons/Day) Peak daily demand: 1 M (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 60-100
Loop System: Yes X No ___, Industrial rates: $1.10 per 1,000 up to 50,000; $1.32 per 1,000 over 50,000 Tap Fees: $400
Sewer: Treatment Plant: Surge Lagoon System Tap Fees: $350
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: US 30; I-80 Nearest Interstate 12 miles
Railroad: Union Pacific
Trucking Firms/distance to nearest terminal Terminals located in Rawlins, 40 miles
Airport: None
Runway Length: na Type of Surface: ____
Lights: Yes ____ No X Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No X
Parcel Service: UPS Distance to Terminal: local
Bus Service: Greyhound Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961 - County Average unemployment rate: 6.9% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 172.91
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
Mines	Coal	344
25 local retail businesses	Miscellaneous	82
Grocery Storre	Food Items	12
School District #2	Education	30

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651

COMMUNITY CONTACT

Carbon County Economic Development Corp.
Attn: Susan Graf
Suite 320, Carbon Building
Rawlins, WY 82301
(307) 328-2659

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

HARTVILLE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 200 Salt Lake City 500 Phoenix 950 Seattle 1,250

San Francisco 2,000 Chicago 1,000 Dallas 900 New York 1,800

POPULATION

	CITY	COUNTY
1980	149	11,975
1985	NA	NA
1989	78	8,137

CLIMATE

Temperature: Annual Average 48.3 Monthly Average (January) 25.3
(July) 73.3

Precipitation: Annual Average 12.99" Humidity: Annual Average na
Annual Average Rainfall na Annual Average Snowfall 23.8"

Sunshine Days: 300 Average Growing Season: 90 days

Elevation: 4,500 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime ____ Volunteer 0 911: Yes X No ____

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7

Planning Commission: Yes X No ____ Business License Required: Yes ____ No X

Zoning Regulations: Yes ____ No X Industrial Plan Approval: Yes ____ No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $115,749 County: $91,443,143

Tax Levy (mills) City: 74.15 County: 66.47 Schools: 52.25

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	1
T-P Ratio	1:	1:	1:	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: .000
Day Care Centers: ______ Senior Centers: ______
Churches: Catholic: 1 Protestant: ______ Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: ______ total rooms: ______
RV parks: 1 total spaces: ______
conventions facilities: ______ capacity: ______
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: ______ dentists: ______
ambulance service: Yes: X No: ______
Communications: newspapers: ______ daily: 0 weekly: ______
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ______
telephone service provider: United Telephone
post offices: 1 class: ______ overnight mail services: na
Recreation: baseball fields: 0 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: ______ other: 0
Area Attractions/Distance: ______
Cultural Attractions: Wildlife- Deer and Turkey

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	34	34		$ .000			
Mobile Home	2			$ 000			
Multi Family	0			$ 000			
Senior Housing				$ 000			
Other				$ .000			

UTILITIES

Electricity: Suppliers: Wyrulec Contact: ________ Telephone # -

Maximum generating capacity: na peak load: na Loop System: Yes ________ No ____

Industrial rates: ________

Natural Gas: Suppliers: Kansas Nebraska Contact: ________ Telephone # -

Maximum capacity: na (mcf)peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: ________

Water: Supplier: Municipal Contact: ________ Telephone: -

Maximum daily capacity: ________ (GD-Gallons/Day) Peak daily demand: ________ (GD)

Excess capacity available: Yes X No ________ Residual Pressure: ________

Loop System: Yes X No ____ Industrial rates: ________

Tap Fees: $

Sewer: Treatment Plant: ________ Tap Fees: $

Present load: na (GD) Capacity: na (GD)

Solid Waste Disposal: Available Yes X No ________

TRANSPORTATION

Major Highways: 25 Nearest Interstate 25 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal ________

Airport: Guernsey Airport - 5 miles

Runway Length: na Type of Surface: asphalt

Lights: Yes ________ No ________ Tower: Yes ________ No ________

Instrument Landing System: Yes ________ No X

Airlines serving area: na Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ________

Parcel Service: UPS Distance to Terminal: 5 mi.

Bus Service: ________ Public Transportion: None

Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: Average unemployment rate: 8-10%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining			$ .00
Construction			$ .00
Manufacturing			$ .00
Trans. Comm. & Utilities			$ .00
Wholesale Trade			$ .00
Retail Trade			$ .00
Finance, Insurance, Real Estate			$ .00
Services			$ .00
Public Administration			$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Burlington Northern	Railroad	
Basin Electric	Electricity	
Wyoming National Guard		

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Darrell Offe, Mayor of Guernsey	(307) 836-2335

COMMUNITY CONTACT

Pete Martinez, Mayor
Town of Hartville
P.O. Box 56
Hartville, WY 82215

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX 777-5840

HULETT **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 440 Salt Lake City 600 Phoenix 1,338 Seattle 1,200

San Francisco 1,400 Chicago 1,105 Dallas 1,250 New York 1,700

POPULATION

	CITY	COUNTY
1980	na	na
1985	na	na
1989	291	5,308

CLIMATE

Temperature: Annual Average 58 Monthly Average (January) 39
(July) 89

Precipitation: Annual Average na Humidity: Annual Average 22%
Annual Average Rainfall 16.3 Annual Average Snowfall 77"

Sunshine Days: 325 Average Growing Season: 110 days

Elevation: 3,500 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime ____ Volunteer 0 911: Yes X No ____

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7

Planning Commission: Yes X No ____ Business License Required: Yes ____ No X

Zoning Regulations: Yes ____ No X Industrial Plan Approval: Yes ____ No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $631,914 County: $100,476,480

Tax Levy (mills) City: .008 County: 14.00 Schools: 49.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4 %

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	1
T-P Ratio	1:	1:	1:	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 15,000
Day Care Centers: Senior Centers:
Churches: Catholic: 1 Protestant: 4 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 30
RV parks: 1 total spaces: 6
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: na overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: other: 0
Area Attractions/Distance: Devils Tower National Munument - 9 miles; Black Hills - 17 miles
Cultural Attractions:

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	141	121	20	$000.000	000	000	000
Mobile Home	59	000	000	$ 000.000	000	000	000
Multi Family	2	000	000	$ 000.000	000	000	000
Senior Housing	000	000	000	$ 000.000	000	000	000
Other	000	000	000	$ 000.000	000	000	000

UTILITIES

Electricity: Suppliers: Tri-County Elec. Contact: na Telephone #283-3531
Maximum generating capacity: na peak load: na Loop System: Yes No
Industrial rates:
Natural Gas: Suppliers: (propane) Hylet LP Contact: Don Roberts Telephone # 467-5763
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates:
Water: Supplier: Town of Hulett Contact: Walt Daknis Telephone: 467-5771
Maximum daily capacity: (GD-Gallons/Day) Peak daily demand: (GD)
Excess capacity available: Yes X No Residual Pressure:
Loop System: Yes X No Industrial rates:
Tap Fees: $ 150.00
Sewer: Treatment Plant: Lagoon Tap Fees: $150.00
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: Highway 24 and 112 Nearest Interstate 35 miles
Railroad: None
Trucking Firms/distance to nearest terminal 35 miles: Ballou Trucking- local: Woods Trucking - local: 3 local strips
Airport:
Runway Length: na Type of Surface:
Lights: Yes No Tower: Yes No
Instrument Landing System: Yes No
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No
Parcel Service: UPS Distance to Terminal: mi.
Bus Service: None Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 45 miles

Total work force: ______ Average unemployment rate: ______

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	2	250	$ na
Mining	0	0	$ .00
Construction	0	0	$ .00
Manufacturing	0	0	$ .00
Trans. Comm. & Utilities	1	1	$ .00
Wholesale Trade	0	0	$ .00
Retail Trade	4	12	$ .00
Finance, Insurance, Real Estate	3	10	$ .00
Services	6	20	$ .00
Public Administration	1	4	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Devils Tower Forest Products	Timber	175
Hulett Post/Pole	Timber	25
School	Education	55
Devil's Tower National Monument	Park Service	8

Contact Person	Telephone No.
J.C. Houghton Real Estate	(307) 467-5444

COMMUNITY CONTACT

Mary Lou McRann/Clerk
Town of Hulett
P.O. Box 278
Hulett, WY 82720
(307) 467-5771

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

JACKSON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY na

LOCATION

Major Cities/Distance

Denver 520 Salt Lake City 265 Phoenix na Seattle 850

San Francisco 1,040 Chicago 1,279 Dallas na New York 2,100

POPULATION

	CITY	COUNTY
1980	4,511	9,355
1985	4,700	11,510
1989	5,200	12,470

CLIMATE

Temperature: Annual Average na Monthly Average (January) 13
(July) 60
Precipitation: Annual Average 17" Humidity: Annual Average 50%
Annual Average Rainfall na Annual Average Snowfall 150"
Sunshine Days: na Average Growing Season: na
Elevation: 6,209 Feet

GOVERNMENT

Type: Mayor/Town Council
Police Department: Fulltime 14 Volunteer Sheriff 911: Yes X No ____
Fire Department: Fulltime 0 Volunteer X Insurance Rating: ____
Planning Commission: Yes X No ____ Business License Required: Yes X No ____
Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes ____ No ____
Building Codes: U.B.C.

TAXES
(Local)

Assessed Valuation: City: $ ____ County: $ ____
Tax Levy (mills) City: ____ County: 67 Schools: ____

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 5%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	6	1	2	0	0
T-P Ratio	1:14	1:12	1:10	na	na

Vocational Schools: ____

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 31,000
Day Care Centers: ____ Senior Centers: ____
Churches: Catholic: 1 Protestant: ____ Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 57 total rooms: 5,352
RV parks: 1 total spaces: ____
conventions facilities: ____ capacity: ____
Medical Facilities: hospitals: 1 beds: 43
nursing homes: 1 total rooms: 43
doctors: ____ dentists: ____
ambulance service: Yes: X No: ____
Communications: newspapers: 3 daily: X weekly: X
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: ____
telephone service provider: U.S. West
post offices: ____ class: ____ overnight mail services: na
Recreation: baseball fields: 5 tennis courts: 3 swimming pools: 3
golf courses: 2 bike paths: ____ soccer fields: 2
skating rinks: 2 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 7 other: 0
Area Attractions/Distance: ____
Cultural Attractions: ____

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HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1,097	na	na	$ .000	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Lower Valley Power & Light Contact: na Telephone # na
Maximum generating capacity: 1,500kw peak load: 80 kw Loop System: Yes ______ No ______
Industrial rates: Commercial - $.0509/Kwh; residential - $.0463/Kwh
Natural Gas: Suppliers: ______ Contact: ______ Telephone # ______
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: ______
Water: Supplier: Jackson Water System Contact: ______ Telephone: ______
Maximum daily capacity: 8 mil (GD-Gallons/Day) Peak daily demand: 6.5 mil (GD)
Excess capacity available: Yes X No ______ Residual Pressure: ______
Loop System: Yes ____ No ____ Industrial rates: ______
Tap Fees: $ ______
Sewer: Treatment Plant: Jackson Wastewater Treatment Plant Tap Fees: $ ______
Present load: 1.7 mil (GD) Capacity: 3.5 mil (GD)
Solid Waste Disposal: Available Yes ______ No ______

TRANSPORTATION

Major Highways: ______ Nearest Interstate ______ miles
Railroad: na
Trucking Firms/distance to nearest terminal ______

Airport: ______
Runway Length: na Type of Surface: ______
Lights: Yes ______ No X Tower: Yes ______ No X
Instrument Landing System: Yes ______ No ______
Airlines serving area: na Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes ______ No ______
Parcel Service: UPS Distance to Terminal: mi.
Bus Service: ______ Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles):

Total work force: 10,565 - County Average unemployment rate: 3.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining			$ .00
Construction			$ .00
Manufacturing			$ .00
Trans. Comm. & Utilities			$ .00
Wholesale Trade			$ .00
Retail Trade			$ .00
Finance, Insurance, Real Estate			$ .00
Services			$ .00
Public Administration			$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Grand Teton Lodge Co.	Lodging	(S) 966 (W) 30
Grand Teton National Park	Recreation	(S) 265 (W) 85
St. John's Hospital	Medical	(S) 201 (W)208
Teton County School District	Education	(S) 189 (W)319
Bridger-Teton National Forest	Recreation	155
Snow King Resort	Recreation	(S) 138 (W)138

INDUSTRIAL PROPERTIES

Contact Person Telephone No.

COMMUNITY CONTACT

Ms. Suzanne Young
Jackson Hole Chamber of Commerce
P.O. Box E
Jackson, WY 83001
(307) 733-3316

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

KEMMERER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The town of Kemmerer was founded in 1889 and incorporated in 1902. While the town was founded by the Kemmerer Caol Company, it was not a company town; the company town was that adjacent settlement of Frontier. Private investment was encouraged in Kemmerer and James Cash Penney opened his first "Golden Rule Store" in Kemmerer.

LOCATION

Major Cities/Distance

Denver 442 Salt Lake City 132 Phoenix 780 Seattle 968

San Francisco 884 Chicago 1,388 Dallas 1,211 New York 2,160

POPULATION

	CITY	COUNTY
1980	3,273	12,177
1985	4,342	14,975
1990	2,995	12,514

CLIMATE

Temperature: Annual Average 39 Monthly Average (January) 14.0

(July) 64.0

Precipitation: Annual Average 9.12" Humidity: Annual Average 24%

Annual Average Rainfall 9.5" Annual Average Snowfall 57.9"

Sunshine Days: 255 Average Growing Season: 60 days

Elevation: 6,927 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 10 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 24 Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: U.B.C.

TAXES
(Local)

Assessed Valuation: City: $7,057,050 County: $283,622,439

Tax Levy (mills) City: 6.497 County: 9.831 Schools: 26 + 11.165 bonds & int.

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	3	1	1	Outreach	0
T-P Ratio	1:24	1:15	1:16	na	na

Vocational Schools: High School Shop Programs

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 30,000
Day Care Centers: 2 Senior Centers: 1
Churches: Catholic: 0 Protestant: 6 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 8 total rooms: 144
RV parks: 1 total spaces: 46
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 1 beds: 18
nursing homes: 0 total rooms: 0
doctors: 3 dentists: 4
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 2 class: 1st overnight mail services: na
Recreation: baseball fields: 5 tennis courts: 5 swimming pools: 2
golf courses: 1 bike paths: 0 soccer fields: 2
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 2 other: 1
Area Attractions/Distance: Fossil Butte National Monument, 10 mi.; Fort Bridger, 50 mi.; Yellowstone National Park, 217 mi.

Cultural Attractions: J. C. Penney Home, Kemmerer Museum, Turn of the Century Days, Fossil Country Frontier Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental	Total	Owner	Rental	
Single Family	898	na	na	$ 70,000	na	na	na
Mobile Home	355	na	na	$ na	na	na	na
Multi Family	199	na	na	$ 375/mo	na	na	na
Senior Housing	20	na	na	$ income adj.	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah Power & Light Contact: Ken Walker Telephone # 877-6676
Maximum generating capacity: unlimited peak load: 5 MW Loop System: Yes X No
Industrial rates: Contact UP & L

Natural Gas: Suppliers: WY Industrial Gas Contact: Bob Brunski Telephone # 877-3155
Maximum capacity: na (mcf)peak demand: 2,200 (mcf)
Rating: 85,000 Btu/cf
Industrial rates: 0.312016/therm

Water: Supplier: Municipal Contact: Vean Taylor Telephone: 877-3803
Maximum daily capacity: 3.472 M (GD-Gallons/Day) Peak daily demand: 1.75 M (GD)
Excess capacity available: Yes X No Residual Pressure: 40-60 psi
Loop System: Yes X No - Industrial rates: na
Tap Fees: $300 per 3/4" to $900 per 1 1/2"

Sewer: Treatment Plant: Municipal Tap Fees: $750/4"-$2,500/8"
Present load: .58 M (GD) Capacity: 1.5 M (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 30; WY 189 Nearest Interstate 37 miles
Railroad: Union Pacific Short Line
Trucking Firms/distance to nearest terminal Valley Cargo, 50 mi.; Consolidated Freightways, North Park, local; Utah-Wyoming Bonneville Transloaders, Inc.

Airport: Located just north of Kemmerer; full time operator on-site; NDB to be published in 1990
Runway Length: 7,050; 2,850; 3,250 Type of Surface: asphalt;concrete;gravel
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 50 mi.
Bus Service: None Public Transportion: Senior Citizen and Handicapped
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Total work force: 5,739 (county) Average unemployment rate: 4.9% (County)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	ND	900+	$ ND
Mining	15	509	$ 787.00
Construction	68	290	$ 394.00
Manufacturing	34	506	$ 363.00
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 342.00
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Pittsburg and Midway Coal	Coal	365
Utah Power and Light	Electricity	204
Food Machinery Corporation	Coal/Coke	175
Exxon, USA	Natural Gas	162
Northwest Pipeline Corporation	Natural Gas	34

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Dave Fagnant, Quality Builders & Real Estate, Inc.	877-3988
Jim Geesey, Geesey Real Estate Brokerage, Inc.	877-3737

COMMUNITY CONTACT

Steven Golnar
City Administrator
Kemmerer, WY 83101
(307) 877-6412

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

LABARGE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY Oil and gas was first discovered in the area in 1892. A small town by the name of Calpet (California Pet Co.) was established in 1926 as was the town of Tulsa. The towns flourished and in the 1930's the name changed to LaBarge to avoid confusion with Tulsa, Oklahoma. LaBarge was incorporated in 1973.

LOCATION

Major Cities/Distance

Denver 432 Salt Lake City 177 Phoenix 825 Seattle 1,013

San Francisco 929 Chicago 1,378 Dallas 1,201 New York 2,150

POPULATION

	CITY	COUNTY
1980	302	12,177
1985	5[illegible]	14,975
1990	492	12,514

CLIMATE

Temperature: Annual Average 39.0 Monthly Average (January) 14

(July) 64

Precipitation: Annual Average 12.76" Humidity: Annual Average 24%

Annual Average Rainfall 9" Annual Average Snowfall 57"

Sunshine Days: 255 Average Growing Season: 60 days

Elevation: 7,600 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 0 Volunteer contract w/sheriff 911: Yes X No ____

Fire Department: Fulltime 0 Volunteer 15 Insurance Rating: 8

Planning Commission: Yes X No ____ Business License Required: Yes X No ____

Zoning Regulations: Yes ____ No ____ Industrial Plan Approval: Yes X No ____

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $1,161,279 County: $283,622,439

Tax Levy (mills) City: 8.00 County: 9.831 Schools: 26 + 11.165

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:17	1:12	1:14	na	na

Vocational Schools: High School Shop

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 6,000
Day Care Centers: 1 Senior Centers: 0
Churches: Catholic: 1 Protestant: 2 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 36
RV parks: 1 total spaces: 6
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: weekly clinic dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: na overnight mail services: na
Recreation: baseball fields: 2 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: rafting
Area Attractions/Distance: Fontenelle Reservoir: Jackson Hole ski areas, 110 mi.; Pinedale Mountain Man Museum and Rendezvous, 55 mi.; Teton National Park, 135 mi.; Yellowstone National Park - 172 mi.
Cultural Attractions: Big Buck Contest, 4th of July Parade

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	92	na	na	$ na	na	na	na
Mobile Home	90	na	na	$ na	na	na	na
Multi Family	9	na	na	$ na	na	na	na
Senior Housing	0	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah P & L Contact: na Telephone # 877-9061
Maximum generating capacity: 735 MW peak load: 5 MW Loop System: Yes X No
Industrial rates: Please contact Utah P & L

Natural Gas: Suppliers: Mountain Fuel Contact: na Telephone # 362-5691
Maximum capacity: unlimited (mcf)peak demand: variable (mcf)
Rating: 1,000 (varies) Btu/cf
Industrial rates: Rate 12 = $2.980/decathem first 850; $2.800 over 850

Water: Supplier: Municipal Contact: na Telephone: 386-2676
Maximum daily capacity: .5 M (GD-Gallons/Day) Peak daily demand: .15 M (GD)
Excess capacity available: Yes X No Residual Pressure: 65 lbs.
Loop System: Yes X No - Industrial rates: $27.26/month
Tap Fees: $500

Sewer: Treatment Plant: Municipal Tap Fees: $500
Present load: 1/3 capacity (GD) Capacity: 1,700 (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: Hwy 89, Hwy 30 Nearest Interstate 71 miles
Railroad: SPUR - 30 miles; Mainline - 66 miles
Trucking Firms/distance to nearest terminal Valley Cargo - 95 miles

Airport: nearest airport - Jackson - 105 miles
Runway Length: na Type of Surface: na
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: Delta, Continental, American, Centennial Daily Flights: Yes - Out of Jackson
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: na
Bus Service: None Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100 - Countywide

Total work force: 5,739 - County Average unemployment rate: 4.9% (County)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	900+	$ na
Mining	15	509	$ 787.00
Construction	68	290	$ 394.00
Manufacturing	34	506	$ 36300
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 34200
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Pittsburg & Midway	Coal	365
Utah Power & Light	Electricity	204
FMC Corporation	Coal/Coke	175
Exxon, USA	Gas/Helium	162
Northwest Pipeline	Gas	34

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
LaBarge Realty	(307) 386-2536

COMMUNITY CONTACT

Mayor Dennis Hacklin
P. O. Box 327
LaBarge, WY 83123
(307 386-2676

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

LANDER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The settlement of Lander began in 1812 when South Pass was discovered. In 1884 Lander was incorporated and made the county seat. The cattle and sheep industries have supported the city since its beginning. Oil was discovered and the first claim made in 1873. In the 1920's Lander was known as the gateway to Yellowstone Park and is still the most scenic way to the Park

LOCATION

Major Cities/Distance

Denver 369 Salt Lake City 304 Phoenix 1,019 Seattle 1,060

San Francisco 1,072 Chicago 1,207 Dallas 1,156 New York 1,865

POPULATION

	CITY	COUNTY
1980	7,867	38,992
1985	7,472	34,120
1989	8,058	36,798

CLIMATE

Temperature: Annual Average 44.4 Monthly Average (January) 16.9
(July) 70.3

Precipitation: Annual Average 15.03" Humidity: Annual Average 47%
Annual Average Rainfall 15.03" Annual Average Snowfall 120.1"

Sunshine Days: 113.2 Average Growing Season: 125 days

Elevation: 5,357 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 19 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 39 Insurance Rating: 5

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: UBC

TAXES
(Local)

Assessed Valuation: City: $16,851,686 County: $240,131,133

Tax Levy (mills) City: 8.00 County: 37.88 Schools: 34.55

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	3	1	1	0	0
T-P Ratio	1:13	1:13	1:13	na	na

Vocational Schools: ____________

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 55,000
Day Care Centers: 3 Senior Centers: 1
Churches: Catholic: 1 Protestant: 21 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 9 total rooms: 190
RV parks: 1 total spaces: 15
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 2 beds: 155
nursing homes: 1 total rooms: 32
doctors: 93 dentists: 8
ambulance service: Yes: X No: ____
Communications: newspapers: 1 daily: 0 weekly: bi
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: ____
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 2
Recreation: baseball fields: 3 tennis courts: 3 swimming pools: 1
golf courses: 1 bike paths: 2 soccer fields: 4
skating rinks: 1 movie theaters: 1 outdoor movies: 1
recreation center: 1 number of parks: 12 other: 1
Area Attractions/Distance: Sinks Canyon, 7 mi.; Atlantic City, 30 mi.; South Pass, 33 mi.; Winter Fair -Jan.; Pioneer Days, July 4; Old Timers Rodeo, summer; One Shot Antelope Hunt, Sept.
Cultural Attractions: Street Events, summer; Shoshone Sun Dance, 20 mi.; Pioneer Museum; Library Cultural Programs

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	8,927	8,128	799	$ 300-400/mo	310	282	28
Mobile Home	2,169	2,048	121	$ 200-300/mo	75	70	4
Multi Family	1,451	238	1,221	$ 300-400/mo	51	8	43
Senior Housing	50	na	50	$ % of income	4	na	4
Other	1,150	83	67	$ na	5	3	2

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Bob Berry Telephone # 332-2413
Maximum generating capacity: 3095KW peak load: na Loop System: Yes X No
Industrial rates: 2.695/KW hour
Natural Gas: Suppliers: KN Energy Contact: Don Mayfield Telephone # 332-2764
Maximum capacity: 6-7 (mcf)peak demand: 3 (mcf)
Rating: 85,000 Btu/cf
Industrial rates: negotiated contracts
Water: Supplier: Municipal Water Supply Contact: Water Clerk Telephone: 332-2870
Maximum daily capacity: 7 M (GD-Gallons/Day) Peak daily demand: 6.5 M (GD)
Excess capacity available: Yes X No , Residual Pressure: na
Loop System: Yes X No Industrial rates: $14.40 per 10,000 gal/.54 per 1,000 over allowed
Tap Fees: $410
Sewer: Treatment Plant: Lagoon Oxidation Ponds Tap Fees: $350
Present load: 8 M (GD) Capacity: 10 M (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 287; WY 789, 28, 132 Nearest Interstate 127 miles
Railroad: none
Trucking Firms/distance to nearest terminal North Park Trans. 23 mi.; Edson Freightways, 23 mi.

Airport: Hunt Field
Runway Length: 5,100 feet Type of Surface: asphalt
Lights: Yes X No Tower: Yes X No
Instrument Landing System: Yes No X
Airlines serving area: Lander Airways Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 23 mi.
Bus Service: Powder River Bus Tours Public Transportion: Senior Citizen Bus Service
Express Service: Federal Express/Overnight Air-US Post Office

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 16,475 Average unemployment rate: 11.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	354	4,400	$ 285.07
Mining	55	590	$ 572.72
Construction	126	670	$ 380.54
Manufacturing	46	572	$ 318.58
Trans. Comm. & Utilities	72	694	$ 445.99
Wholesale Trade	55	333	$ 294.38
Retail Trade	260	2,321	$ 176.58
Finance, Insurance, Real Estate	76	364	$ 332.53
Services			$ .00
Public Administration	36	742	$ 313.93

Major Industry/Resources

Major Employers	Product	No. Employees
WY State Training School	Health Services	576
Fremont County School District #1	Education	266
Fremont County Courthouse	County	210
National Outdoor Leadership School	Outdoor Recreation	54
Lander Valley Regional Medical Center	Health	180
Pine Ridge	Health	75

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Lander Industrial Park/City of Lander	332-2870

COMMUNITY CONTACT

Lander Economic Development Commission
Attn: Chairman
240 Lincoln St.
Lander, WY 82520

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

LARAMIE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

In the spring of 1868 the Union Pacific Railroad's chief surveyor, General Grenville Dodge, chose Laramie's site and name. He picked the site for several reasons: 1) distance 50 miles west of Cheyenne (according to the Railroad Act of 1862 a major new city would be established every 50 miles, but not all survived); 2) proximity to a major water spring; 3) juncture of the railroad with the Big Laramie River; and 4) a nearby cavalry post assured protection. In 1886, the University of Wyoming, was established. Today, Laramie is the educational center for Wyoming, with transportation, services, and retail sectors comprising the balance.

LOCATION

Major Cities/Distance

Denver 130 Salt Lake City 415 Phoenix 950 Seattle 1,200

San Francisco 1,147 Chicago 1,026 Dallas 928 New York 1,800

POPULATION

	CITY	COUNTY
1980	24,410	29,062
1985	na	30,883
1990	26,433	30,496

CLIMATE

Temperature: Annual Average 41 Monthly Average (January) 20

(July) 65

Precipitation: Annual Average 10.1" Humidity: Annual Average 45%

Annual Average Rainfall 6" Annual Average Snowfall 48.4"

Sunshine Days: 235 Average Growing Season: 75 days

Elevation: 7,165 Feet

GOVERNMENT

Type: Council/Manager

Police Department: Fulltime 38 Volunteer 0 911: Yes X No

Fire Department: Fulltime 40 Volunteer 0 Insurance Rating: 3

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: UBC

TAXES (Local)

Assessed Valuation: City: $57,181,539 County: $95,711,859

Tax Levy (mills) City: 8.12 County: 14.56 Schools: 36

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 5%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	14	1	1	1	2
T-P Ratio	na	na	na	1:11	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 9 Total Volumes: 1 million
Day Care Centers: 18 Senior Centers: 1
Churches: Catholic: 2 Protestant: 27 Jewish: 1 Other: 10
Commercial: shopping centers: 4
hotel/motels: 16 total rooms: 913
RV parks: 5 total spaces: na
conventions facilities: 4 capacity: 2,000
Medical Facilities: hospitals: 1 beds: 99
nursing homes: 1 total rooms: 144
doctors: 34 dentists: 20
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 1 weekly: 0
radio stations: AM: 2 FM: 3 public: 1
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 5 class: AO overnight mail services: 4
Recreation: baseball fields: 6 tennis courts: 21 swimming pools: 1
golf courses: 2 bike paths: 0 soccer fields: 7
skating rinks: 2 movie theaters: 3 outdoor movies: 0
recreation center: 1 number of parks: 11 other: 0
Area Attractions/Distance: Snowy Range Ski Area - 37 mi.; Curt Gowdy State Park - 10 mi.; Rocky Mountain National Park - 100 mi.

Cultural Attractions: Laramie Plains Museum; Univeristy of Wyoming - 5 museums, theater and dance productions, athletic events

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	4,950	na	na	$ 378 rent	na	na	na
Mobile Home	859	na	na	$ 281 rent	na	na	na
Multi Family	4,101	na	na	$ 333 rent	na	na	na
Senior Housing	78	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power & Light Contact: Bob Tarantola Telephone # 742-2111
Maximum generating capacity: unlimited peak load: 53,000 Loop System: Yes X No
Industrial rates: available

Natural Gas: Suppliers: Northern Gas Contact: Cletus Telephone # 742-2171
Maximum capacity: unlimited (mcf)peak demand: 53,000 KW (mcf)
Rating: 85,000 Btu/cf
Industrial rates: available

Water: Supplier: City of Laramie Contact: Wes Bressler Telephone: 721-5280
Maximum daily capacity: 16.2 M (GD-Gallons/Day) Peak daily demand: 15.3 M (GD)
Excess capacity available: Yes X No Residual Pressure: min=38, max=105 psi
Loop System: Yes X No Industrial rates: yes
Tap Fees: $variable

Sewer: Treatment Plant: Lagoon System Tap Fees: $variable
Present load: 3.5 M (GD) Capacity: 7 M (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-80; US 287, 30 Nearest Interstate adjacent miles
Railroad: Union Pacific
Trucking Firms/distance to nearest terminal NW Transport Service; North Park Transportation Co.; TransWestern Express Ltd.

Airport: Brees Field Airport
Runway Length: 7,700' Type of Surface: porous friction
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: Mesa /United Express Daily Flights: yes (4)
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: local
Bus Service: Greyhound Public Transportion: Laramie Taxi Service; Univ. of Wyo Shuttle
Express Service: Federal Express; Airbourne Express; UPS Next Day; U.S. Postal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 125,000 Average unemployment rate: 3.4%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	23	109	$ 185.00
Mining	0	0	$ .00
Construction	93	332	$ 415.00
Manufacturing	35	599	$ 373.00
Trans. Comm. & Utilities	43	264	$ 396.00
Wholesale Trade	44	194	$ 338.00
Retail Trade	217	2,549	$ 161.00
Finance, Insurance, Real Estate	64	415	$ 363.00
Services	312	2,289	$ 241.00
Public Administration	58	4,634	$ 375.00

Major Industry/Resources

Major Employers	Product	No. Employees
University of Wyoming	Education	5,500
Albany County School Dist.	Education	700
Ivinson Memorial Hospital	Health	353
City of Laramie	Government	186
Western Research Inst.	Research	143
Bethesda Care Center	Health	120

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Dave Kaln, American Realty	(307) 745-8220
Gary Espeland	(307) 721-2852

COMMUNITY CONTACT

Butch Keadle, President
Laramie Econ. Dev. Corp.
800 South 3rd Street
Laramie, WY 82070
(307) 742-2212
FAX (307) 742-8200

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

LINGLE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 180 Salt Lake City 500 Phoenix 875 Seattle 1,700

San Francisco 1,200 Chicago 200 Dallas 1000 New York 3,200

POPULATION

	CITY	COUNTY
1980	475	10,885
1985	500	12,600
1989	523	12,700

CLIMATE

Temperature: Annual Average 61 Monthly Average (January) 30.5

(July) 85.1

Precipitation: Annual Average 61% Humidity: Annual Average 70%

Annual Average Rainfall 14" Annual Average Snowfall 32"

Sunshine Days: 90% Average Growing Season: 120 days

Elevation: 4,270 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 1 Volunte[illegible] 0 911: Yes ___ No X

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 8

Planning Commission: Yes X No ___ Business License Required: Yes ___ No X

Zoning Regulations: Yes X No ___ Industrial Plan Approval: Yes ___ No X

Building Codes: Yes

TAXES

(Local)

Assessed Valuation: City: $1,222,083 County: $49,872,814

Tax Levy (mills) City: 8.070686 County: 070686 Schools: NA

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 92,927

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:13	1:15	1:10	na	na

Vocational Schools: Nearest college and vocational schools - 10 mi.

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 0 Total Volumes: 0
Day Care Centers: 2 Senior Centers: 1
Churches: Catholic: 0 Protestant: 2 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 0 total rooms: 0
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 1
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: United Telephnone
post offices: 1 class: 2nd overnight mail services: yes
Recreation: baseball fields: 1 tennis courts: 0 swimming pools: 1
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Historical Fort Laramie 10 mi.; Korrell Digging - 5 mi.; Hell Gap Expeditions; Gray Rocks - 60 mi.; Springer Reservoir - 20 mi.; Guernsey Lake - 30 mi.; Glendo 80 mi.
Cultural Attractions: EWC; Lingle Bank Shell; Historical Museum Torrington

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental	
Single Family	218	190	28	$ 185.00	50	5	na	
Mobile Home	12	8	4	$ 185.00	na	na	na	
Multi Family	19	na	5	$ 150.00	na	na	na	
Senior Housing	na	na	na	$ na	na	na	na	
Other	na	na	na	$ na	na	na	na	

UTILITIES

Electricity: Suppliers: Town of Lingle Contact: Harry Bremer Telephone # 837-2416
Maximum generating capacity: 1500 KW peak load: .06 Kwh Loop System: Yes ____ No X
Industrial rates: Base $10.00-100 AMP. $18.00-200 AMP. $25.00-45 KVA plus .055 per KWH
Natural Gas: Suppliers: KNE Contact: Jerry Childs Telephone # 532-2510
Maximum capacity: adequate (mcf)peak demand: nominal (mcf)
Rating: 85,000 Btu/cf
Industrial rates: variable based upon demand
Water: Supplier: Town of Lingle Contact: Harry Bremer Telephone: 837-2416
Maximum daily capacity: 300,000 (GD-Gallons/Day) Peak daily demand: 1 pm (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 45 psi
Loop System: Yes X No ____ Industrial rates: 12.00 per month
Tap Fees: $500
Sewer: Treatment Plant: no Tap Fees: $500
Present load: 42 GPM (GD) Capacity: 48 GPM (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: 85 and 26 Nearest Interstate 60 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Huckfeldt Trucking

Airport: Private 10 miles. Commercial 45
Runway Length: na Type of Surface: na
Lights: Yes ____ No ____ Tower: Yes ____ No ____
Instrument Landing System: Yes ____ No ____
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No ____
Parcel Service: UPS Distance to Terminal: Cheyenne
Bus Service: None Public Transportion: None
Express Service: Yes

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 5,300 Average unemployment rate: 3.3

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	na	na	$ na
Construction	2	6	$ 240.00
Manufacturing	1	10	$ 400.00
Trans. Comm. & Utilities	3	15	$ 450.00
Wholesale Trade	na	na	$ na
Retail Trade	20	90	$ 140.00
Finance, Insurance, Real Estate	3	7	$ 140.00
Services	4	5	$ 200.00
Public Administration	na	na	$ na

Major Industry/Resources

Major Employers	Product	No. Employees
Rose Brothers	Machinery Retailers	19
Wyrulec	Electrical Utility	13
Stagecoach	Retail-Cafe	11
Forkner Brothers	Manufacturing	7
na	na	na
na	na	na

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
J. K. Gibson, Sr.	837-2110

COMMUNITY CONTACT

James K. Gibson, Sr.
Goshen Co. Economic Development
City Hall
Torrington, WY 82240
(307) 532-5162

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

LOVELL 1991 WYOMING

COMMUNITY PROFILE

HISTORY

In 1897, two cattlemen, Henry Clay Lovell and Anthony Mason, brought cattle into the Big Horn Basin region and formed the M-L Ranch on the banks of the Big Horn River. A small settlement had been established at the present site of Lovell by 1890, but there was no post office to serve the community. Using his political influence, Mr. Lovell helped to provide this service and the town was named in his honor. Lovell was incorporated in 1906.

LOCATION

Major Cities/Distance

Denver 500 Salt Lake City 500 Phoenix 1,100 Seattle 1,000

San Francisco 1,231 Chicago 1,300 Dallas 1,300 New York 2,100

POPULATION

	CITY	COUNTY
1980	2,447	11,896
1985	2,318	11,256
1989	2,304	11,189

CLIMATE

Temperature: Annual Average 45.1 Monthly Average (January) 20.2
(July) 68.4

Precipitation: Annual Average 6.87" Humidity: Annual Average 55%
Annual Average Rainfall 6.87" Annual Average Snowfall 23.0"

Sunshine Days: 237 Average Growing Season: 135 days

Elevation: 3,800 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 4 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 25 Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: UBC

TAXES
(Local)

Assessed Valuation: City: $4,330,684 County: $100,881,084

Tax Levy (mills) City: 8.00 County: 13.00 Schools: 52.739

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:18	1:14	1:12	na	na

Vocational Schools: Alternative High School 1:5

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 16,000
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: 1 Protestant: 9 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 4 total rooms: 95
RV parks: 1 total spaces: 11
conventions facilities: 2 capacity: 175
Medical Facilities: hospitals: 1 beds: 30
nursing homes: 1 total rooms: 60
doctors: 2 dentists: 3
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: 1
Recreation: baseball fields: 5 tennis courts: 2 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 1 outdoor movies: 0
recreation center: 0 number of parks: 4 other: 0
Area Attractions/Distance: Bighorn Canyon National Recreation Area, 10 mi.; Medicine Wheel, 40 mi
Pryor Mountain Wild Horse Range, 15 mi.; Big Horn Lake, 14 mi.

Cultural Attractions: na

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	730	650	80	$ 250/mo	78	35	43
Mobile Home	45	10	35	$ 150/mo	20	10	10
Multi Family	36	0	36	$	24	0	24
Senior Housing	28	0	28	$ 165/mo	3	0	3
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power & Light Contact: Larry Bekkedahl Telephone # 548-2264
Maximum generating capacity: na peak load: na Loop System: Yes ____ No ____
Industrial rates: 3.5 per KW hour

Natural Gas: Suppliers: Montana-Dakota Utly Contact: Rich Hettinger Telephone # 548-2203
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: 4,067 per dkt

Water: Supplier: Town of Lovell Contact: na Telephone: 548-6551
Maximum daily capacity: 1.3 M (GD-Gallons/Day) Peak daily demand: 1.2 M (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 55 psi
Loop System: Yes X No ____. Industrial rates: 1.80 per 1000 gallons
Tap Fees: $ 0

Sewer: Treatment Plant: Lagoon Tap Fees: $200
Present load: .097 M (GD) Capacity: .72 M (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: US 14A: WY 310, 789 Nearest Interstate 75 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Wyoming Express, 50 mi.; North Park, 50 mi.

Airport: North Big Horn County Airport
Runway Length: 5,200 Type of Surface: asphalt
Lights: Yes X No X Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No ____
Parcel Service: UPS Distance to Terminal: 50 mi.
Bus Service: Powder River Bus Line Public Transportion: Senior Citizens Bus
Express Service: UPS

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 5,000 Average unemployment rate: 7%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	180	225	$ 344.00
Mining	12	194	$ 457.00
Construction	23	168	$ 417.00
Manufacturing	17	387	$ 368.00
Trans. Comm. & Utilities	24	136	$ 431.00
Wholesale Trade	17	111	$ 259.00
Retail Trade	72	408	$ 154.00
Finance, Insurance, Real Estate	15	97	$ 365.00
Services	76	564	$ 267.00
Public Administration	40	742	$ 285.00

Major Industry/Resources

Major Employers	Product	No. Employees
American Colloid	Bentonite	27
Georgia Pacific	Gypsum Products	75
Western Sugar	Sugar	66
N.B. H. Hospital District	Health Care	138
School District #2	Education	125

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Town of Lovell	548-6551

COMMUNITY CONTACT

Office of the Mayor
P. O. Box 188
336 Nevada Ave.
Lovell, WY 82431
548-6551

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

LUSK **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Frank S. Lusk established this twonsite when copper mining began in the Rawhide Butte with the Great Western Mining and Milling Compnay'smill. When Niobara County was created in 1911, Lusk was made its county seat and has remained so. The railroad brought a flood of homesteaders to the area up until the 1920's. Cattle ranching overran farming until farmers learned about, and started using, irrigation.

LOCATION

Major Cities/Distance

Denver 233 Salt Lake City 579 Phoenix 1,124 Seattle 1,183

San Francisco na Chicago 972 Dallas 1,040 New York 1,830

POPULATION

	CITY	COUNTY
1980	1,650	2,924
1985	1,792	3,177
1989	1,813	3,214

CLIMATE

Temperature: Annual Average 45 Monthly Average (January) 30.0

(July) 70.0

Precipitation: Annual Average 6.0" Humidity: Annual Average 10.0"

Annual Average Rainfall 16.0" Annual Average Snowfall na

Sunshine Days: 160 Average Growing Season: 115 days

Elevation: 5,006 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 4 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 25 Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: UBC

TAXES

(Local)

Assessed Valuation: City: $4,066,226 County: $33,305,912

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 51.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 5%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:14	1:8	1:9	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 30,000
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: 1 Protestant: 8 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 6 total rooms: 147
RV parks: 3 total spaces: 46
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 1 beds: 15
nursing homes: 1 total rooms: 19
doctors: 2 dentists: 1
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: 2
Recreation: baseball fields: 3 tennis courts: 2 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 1
recreation center: 0 number of parks: 3 other: 1
Area Attractions/Distance: Fort Laramie, 60 mi.; Guernsey Park, 60 mi.; Mother Featherlegs Monument, 25 mi.; Spanish Diggings, 10 mi.

Cultural Attractions: Legend of the Rawhide Pageant, County Fair, Lusk Museum, Octoberfest

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT	
	Total	Owner	Rental	Total	Owner	Rental
Single Family	575	525	50	$ 30,000	50	25
Mobile Home	28	23	5	$ 5,000	7	0
Multi Family	19	0	19	$ na	5	0
Senior Housing	36	0	36	$ na	4	0
Other	16	na	16	$ na	4	0

UTILITIES

Electricity: Suppliers: WY Municipal Power Contact: Town of Lusk Telephone # 334-3612
Maximum generating capacity: 29 MW peak load: 13 MW Loop System: Yes X No
Industrial rates: $10 min.; .059 first 1000KWH, .048 next 4000KWH, .043 next 10,000KWH, .0375 all KWH over 15,000

Natural Gas: Suppliers: KN Energy Contact: KN Energy Telephone # 532-2510
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: Negotiated on an individual basis

Water: Supplier: Town of Lusk Contact: Town of Lusk Telephone: 334-3612
Maximum daily capacity: 3 M (GD-Gallons/Day) Peak daily demand: 1.4 M (GD)
Excess capacity available: Yes X No Residual Pressure: 50 lbs.
Loop System: Yes X No Industrial rates: $140 min. over 157,000 gal. = .34/1000 gal.
Tap Fees: $500

Sewer: Treatment Plant: Lagoon Tap Fees: $500
Present load: 270,000 (GD) Capacity: 400,000 (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: WY 18, 20, 85 Nearest Interstate 40 miles
Railroad: Chicago Northwestern Transportation
Trucking Firms/distance to nearest terminal Nebraska Transport, 100 mi.; Ross Transfer, 85 mi.; Edson Express, 100 mi.

Airport: Lusk Airport
Runway Length: 5,035 feet Type of Surface: asphalt
Lights: Yes X No X Tower: Yes No X
Instrument Landing System: Yes No X

Airlines serving area: None Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: local
Bus Service: None Public Transportion: Senior Citizen Bus
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 150

Total work force: 1,000 Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	4	15	$ 450.00
Mining	0	0	$ .00
Construction	2	10	$ 400.00
Manufacturing	1	3	$ 450.00
Trans. Comm. & Utilities	3	20	$ 550.00
Wholesale Trade	0	0	$ .00
Retail Trade	15	50	$ 250.00
Finance, Insurance, Real Estate	6	10	$ 400.00
Services	21	100	$ 250.00
Public Administration	12	230	$ 430.00

Major Industry/Resources

Major Employers	Product	No. Employees
School District #1	Education	120
Wyoming Women's Center	Correctional Facility	45
Chicago Northwestern RR	Railroad	35
Town of Lusk	Government	23
Niobrara County	Government	20

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Donald E. Whiteaker	334-3612

COMMUNITY CONTACT

Donald E. Whiteaker
City/County Planner
P. O. Box 390
Lusk, WY 82225
(307) 334-3612

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

MEDICINE BOW **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The town of Medicine Bow is located on U.S. Highway 30 just west of Laramie, Its name, "Medicine Bow", is legendary and was derived from the Indean tribes that frequented the area. Along the banks of the river, the Indians found excellent material for making their bows and arrows. To the Indians, anything they found good for a purpose was "good medicine." Thus, the river was called the Medicine Bow River. Since the river originated in the mountains to the south, these mountains were called the Medicine Bow Mountains. When the Union Pacific Railroad was being built, a pumping station was established on the river, and since this was also a supply point, a village sprung up which was naturally given the name Medicine Bow.

LOCATION

Major Cities/Distance

Denver 190 Salt Lake City 410 Phoenix 1,056 Seattle 1,300

San Francisco 1,048 Chicago 1,207 Dallas 987 New York 2,042

POPULATION

	CITY	COUNTY
1980	953	21,896
1985	592	17,950
1989	389	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 19.0

(July) 64.6

Precipitation: Annual Average 7.98" Humidity: Annual Average low

Annual Average Rainfall 7.98" Annual Average Snowfall 23.2"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 6,563 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 1 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 15 Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: Yes

TAXES

(Local)

Assessed Valuation: City: $682,312 County: $301,367,153

Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1 w/ J. H.	1 w/ H. S.	0	0
T-P Ratio	1:11	1:6	1:6	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 1,000
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 1 Protestant: 2 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 55
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: T. U. of Wyoming
post offices: 1 class: 3rd overnight mail services: 1
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Movies, bowling, swimming, concerts, plays, Rawlins - 60 mi.; Laramie 40 miles; Hunting and fishing, local.
Cultural Attractions: Medicine Bow Days, Museum, library, historic Virginian Hotel, wind turbines, park

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	200	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	18	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Hot Springs REA Contact: James Kirsch Telephone # 864-3159
Maximum generating capacity: na peak load: 690 KW Loop System: Yes X No
Industrial rates: $12.90 per KW; .02053 per KW hr..
Natural Gas: Suppliers: Northern Gas Contact: Larry Reinholtz Telephone # 324-2723
Maximum capacity: 5 M (mcf)peak demand: 3.7 M (mcf)
Rating: 85,000 Btu/cf
Industrial rates: $3.83 MCF
Water: Supplier: Town of Medicine Bow Contact: Town Hall Telephone: 379-2225
Maximum daily capacity: 8 M (GD-Gallons/Day) Peak daily demand: 1.5 M (GD)
Excess capacity available: Yes X No Residual Pressure: 50-55
Loop System: Yes X No Industrial rates: None
Tap Fees: $350
Sewer: Treatment Plant: Lagoon System Tap Fees: $350
Present load: na (GD) Capacity: town of 5,000 (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 30; I-80 Nearest Interstate 20 miles
Railroad: Union Pacific
Trucking Firms/distance to nearest terminal Terminal located in Rawlins, 60 miles; Laramie 40 miles

Airport: Medicine Bow Airport
Runway Length: 4,100 feet Type of Surface: gravel
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: local
Bus Service: None Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961 County Average unemployment rate: 6.9% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined*	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
11 local retail businesses	Micellaneous	
Hanna/Shirley Basin Mines	Coal/Uranium	
School District #2	Education	30

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651

COMMUNITY CONTACT

Carbon County Economic Dev. Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301
(307) 328-2659

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

MILLS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The Mills area grew from the Mills Construction Company gravel mining operations. The town was founded in 1921 and over the years served as home to many who worked at the Standard (Amoco) Refinery. Mills has grown as a residential community and has several major industrial firms located in and around the town.

LOCATION

Major Cities/Distance

Denver 287 Salt Lake City 403 Phoenix 1,020 Seattle 1,149

San Francisco 1,176 Chicago 1,069 Dallas 1,302 New York 1,947

POPULATION

	CITY	COUNTY
1980	2139	71,856
1985	2000	72,449
1989	1900	60,962

CLIMATE

Temperature: Annual Average 42.0 Monthly Average (January) 30.0

(July) 78.0

Precipitation: Annual Average 11.28 Humidity: Annual Average na

Annual Average Rainfall na Annual Average Snowfall 77.0"

Sunshine Days: 275 Average Growing Season: 128 days

Elevation: 5,120 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 7 Volunteer 0 911: Yes X No

Fire Department: Fulltime na Volunteer 25 Insurance Rating: 5

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No

Building Codes: U. B.C.

TAXES
(Local)

Assessed Valuation: City: $4,796,369 County: $457,202,578

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 41.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	0	0	1	0
T-P Ratio	1:25	na	na	na	na

Vocational Schools: ____

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: na
Day Care Centers: 3 Senior Centers: 0
Churches: Catholic: 0 Protestant: 2 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 10
RV parks: 1 total spaces: 50
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: Casper beds: 282
nursing homes: 0 total rooms. 0
doctors: 0 dentists: 0
ambulance service: Yes: X No: ____
Communications: newspapers: 1 daily: 1 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ____
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: yes
Recreation: baseball fields: 2 tennis courts: 2 swimming pools: 0
golf courses: 0 bike paths: 2 soccer fields: 2
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 3 other: 0
Area Attractions/Distance: Casper Mouuntain recreation areas - 15 mi.; Alcova Reservoir - 30 mi.

Cultural Attractions: Fort Casper; Casper Events Center; Nicolaysen Art Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	379	300	79	$ 35-40,000	na	na	na
Mobile Home	350	300	50	$ na	na	na	na
Multi Family	60	5	55	$ na	na	na	na
Senior Housing	0	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Frank Thomasini Telephone # 577-6910
Maximum generating capacity: Tranmission grid peak load: 4 MW Loop System: Yes X No
Industrial rates: variable
Natural Gas: Suppliers: Northern Gas Contact: Bill Small Telephone # 235-1541
Maximum capacity: na (mcf)peak demand: 1700 per day (mcf)
Rating: 100 Btu/cf
Industrial rates: No
Water: Supplier: Mills Contact: Town Hall Telephone: 234-6679
Maximum daily capacity: 5 M (GD-Gallons/Day) Peak daily demand: 1.5 M (GD)
Excess capacity available: Yes X No Residual Pressure: 75
Loop System: Yes X No Industrial rates: $.65/1,000 gal.
Tap Fees: $1,000
Sewer: Treatment Plant: 201 Regional Tap Fees: $ 800
Present load: 6 M (GD) Capacity: 14 M (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: U.S. 20-26; I-25 Nearest Interstate 2 miles
Railroad: C&NW; Burlington Northern
Trucking Firms/distance to nearest terminal Wyoming Express Terminal - local

Airport: Natrona County International
Runway Length: 10,600' Type of Surface: concrete
Lights: Yes X No Tower: Yes X No
Instrument Landing System: Yes X No
Airlines serving area: Continental Express, Delta, United Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 2 mi.
Bus Service: Powder River Public Transportion: CATC, RC Cab
Express Service: yes

LABOR ANALYSIS

Radius of labor drawing area (miles): see Casper

Total work force: na Average unemployment rate: na

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	na	na	$ na
Construction	na	na	$ na
Manufacturing	na	na	$ na
Trans. Comm. & Utilities	na	na	$ na
Wholesale Trade	na	na	$ na
Retail Trade	na	na	$ na
Finance, Insurance, Real Estate	na	na	$ na
Services	na	na	$ na
Public Administration	na	na	$ na

Major Industry/Resources

Major Employers	Product	No. Employees
WOTCO	Earthmoving Equip.	230
Wyoming Express	Trucking	100
Bureau of Reclamation	Government	150
TVA	Government	20
Concrete, Inc.	Bridge/Concrt Structures	20
na	na	na

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Steve Kurtz	266-2524

COMMUNITY CONTACT	STATE CONTACT
Steve Kurtz Town Planner Mills, WY 82644 (307) 234-6679	Division of Economic and Community Development Herschler Building, 2nd Floor West Cheyenne, Wyoming 82002 (307) 777-7285 FAX (307) 777-5840

MOORCROFT **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

In 1890 Moorcroft was the largest shipping point for cattlemen in the United States. Moorcroft is located on the bank of the Belle Fourche River where the highway crosses the old Texas Trail.

LOCATION

Major Cities/Distance

Denver 366 Salt Lake City 599 Phoenix 1,133 Seattle 891

San Francisco 1,151 Chicago 1,000 Dallas 1,073 New York 2,000

POPULATION

	CITY	COUNTY
1980	1,014	5,230
1985	NA	5,840
1989	850	4,184

CLIMATE

Temperature: Annual Average 48.4 Monthly Average (January) 30.3

(July) 85.9

Precipitation: Annual Average 10.79 Humidity: Annual Average 50%

Annual Average Rainfall 10.79 Annual Average Snowfall 40%

Sunshine Days: 252 Average Growing Season: 115

Elevation: 4,206 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 4 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes No X Industrial Plan Approval: Yes No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: 3,274,449 County: 89,612,045

Tax Levy (mills) City: 67.19 County: 60.02 Schools: 6.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	1
T-P Ratio	1.19	1.11	1.11	na	4.29

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 2 Total Volumes: 18,000
Day Care Centers: 4 Senior Centers: 1
Churches: Catholic: 1 Protestant: 5 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 3 total rooms: 57
RV parks: 1 total spaces: 38
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 1
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: X class: 1st overnight mail services: na
Recreation: baseball fields: 2 tennis courts: 2 swimming pools: 1
golf courses: 0 bike paths: 1 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 3 other: 0
Area Attractions/Distance: Devil's Tower National Monument - 35 mi; Keyhole Reservoir -17mi.

Cultural Attractions: Arts Council; Community Concepts; Moorcroft Historical Society; Jubilee Days

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	425	411	14	$ 50.000	na	na	na
Mobile Home	62	na	na	$ 125/mo.	na	na	na
Multi Family	18	na	18	$ 200/mo	6	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Tri-County Elec. Contact: John Rogers Telephone # 283-3531
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: B-10. $10 per month for service: $4.95 per KWH
Natural Gas: Suppliers: Petrolane Gas Contact: Mr. Darnell Telephone # 756-3343
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85.000 Btu/cf
Industrial rates: 200 therms: $.4299. 800 therms: $.4099 and over 1.000 therms. $3899
Water: Supplier: Town of Moorcroft Contact: E. Hagemann Telephone: 756-3526
Maximum daily capacity: 280.000 (GD-Gallons/Day) Peak daily demand: - 463.000 (GD)
Excess capacity available: Yes X No Residual Pressure: 36.67
Loop System: Yes No Industrial rates: [0-1499. $2.10]: [1500-2499. $4.20]:[2500-3499. $6.30]: [3500-4499. $8.40] Tap Fees: $350.00
Sewer: Treatment Plant: Aerated Lagoon System Tap Fees: $250.00
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal Available: Yes X No

TRANSPORTATION

Major Highways: I-90: U. S. 14. 16: WY 24 Nearest Interstate 25 niles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Ross Transfer - 28 mi: Salt Creek Freightways - 28 mi.

Airport: Nearest is Gillette - 28 mi
Runway Length: na
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Yes No
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No
Parcel Service: UPS Distance to Terminal: 28 mi.
Bus Service: Powder River Transport Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): Crook County

Total work force: 2,495 Average unemployment rate: 4.3%

Distribution of Labor Force - Covered Employment	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	16	198	$ 490.00
Construction	35	220	$ 426.00
Manufacturing	23	243	$ 347.00
Trans. Comm. & Utilities	20	118	$ 493.00
Wholesale Trade	6	45	$ 372.00
Retail Trade	48	224	$ 160.00
Finance, Insurance, Real Estate	8	50	$ 373.00
Services	36	465	$ 268.00
Public Administration	15	122	$ 298.00

Major Industry/Resources

Major Employers	Product	No. Employees
Fuller Construction	Construction	43
Rocky Mtn. Water Service	Water Service/Const.	10
Kummerfelt Construction	Construction	8
Moorcroft State Bank	Bank	9
Ellis Water Service	Water Service/Const.	2
Stone Container Corp.	Wood Chips-Cardboard	8

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Edie Hagemann	756-3526

COMMUNITY CONTACT

Moorcroft Town Hall
P. O. Box 70
Moorcroft, WY 82721
756-3526

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

MOUNTAIN VIEW **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY Mountain View is a green little town nestled on the north slope of the High Uinta Mountains, has almost a 6,900' altitude and has sparkling clear skies and clean air. Mountain View was plotted February 26, 1898, signed by W. H. Harvey, and recorded March 30, 1898. The 40-acre plot for town, businesses, school, and housing was donated by H.W. Harvey and Agnes Hewitt. The Town was incorporated April 24, 1974.

LOCATION

Major Cities/Distance

Denver 400 Salt Lake City 115 Phoenix 758 Seattle 960

San Francisco 872 Chicago 1,290 Dallas 1,170 New York 2,060

POPULATION

	CITY	COUNTY
1980	628	13,021
1985	1,350	18,396
1990	1,165	18,624

CLIMATE

Temperature: Annual Average 39.0 Monthly Average (January) 14

(July) 64

Precipitation: Annual Average 9.97 Humidity: Annual Average 25%

Annual Average Rainfall na Annual Average Snowfall 12.5"

Sunshine Days: 225 Average Growing Season: 60 days

Elevation: 6,800 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 2 Volunteer 0 911: Yes X No ___

Fire Department: Fulltime 0 Volunteer X Insurance Rating: 7

Planning Commission: Yes ___ No X Business License Required: Yes X No ___

Zoning Regulations: Yes ___ No ___ Industrial Plan Approval: Yes X No ___

Building Codes: U.B.C.

TAXES
(Local)

Assessed Valuation: City: $1,966,812 County: $na

Tax Levy (mills) City: 8.00 County: 12 mills Schools: 55 mills

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	2	1	1	0	0
T-P Ratio	1:22	1:13	1:13	na	na

Vocational Schools: High School Shop; Vo-ag Program, Home Economic Business

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 15,159
Day Care Centers: 2 Senior Centers: 1
Churches: Catholic: 1 Protestant: 1 Jewish: 0 Other: 3
Commercial: shopping centers: 1
hotel/motels: 0 total rooms: 0
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 2
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: Union Telephone
post offices: 1 class: 2nd overnight mail services; yes
Recreation: baseball fields: 2 tennis courts: 2 swimming pools: 1
golf courses: 0 bike paths: 1 soccer fields: 1
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Fort Bridger - 5 miles; Flaming Gorge - 50 miles

Cultural Attractions: Fiddler's Hoedown

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS					VACANT UNITS SALE OR FOR RENT	
	Total	Owner	Rental		Total	Owner	Rental
Single Family	366	325	41	$ 50,000	na	na	na
Mobile Home	60	33	27	$ na	na	na	na
Multi Family	45	12	33	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Bridger Valley Electric Contact: Bill Lewis Telephone # 786-2800
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: na
Natural Gas: Suppliers: Mt. Fuel Contact: Jerry Burns Telephone # 789-6395
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 1,000 Btu/cf
Industrial rates: yes
Water: Supplier: Municipal Contact: Town Hall Telephone: 782-3100
Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: 500,000 (GD)
Excess capacity available: Yes X No Residual Pressure: na
Loop System: Yes X No , Industrial rates: No
Tap Fees: $600 - 3/4
Sewer: Treatment Plant: Municipal Tap Fees: $600
Present load: 350,000 (GD) Capacity: 450,000 (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-80 Nearest Interstate 3 miles
Railroad: Carter 15 miles
Trucking Firms/distance to nearest terminal Valley Cargo - 35 miles; Utah-Wyoming Consolidated

Airport: Ft. Bridger
Runway Length: 1.5 miles Type of Surface: asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: 1 Charter Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 1 mi.
Bus Service: Greyhound 3 mi. Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 50

Total work force: 9,962 (county) Average unemployment rate: 4/4% (County)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	54	959	$ 591.00
Construction	70	731	$ 383.00
Manufacturing	22	261	$ 384.00
Trans. Comm. & Utilities	49	418	$ 533.00
Wholesale Trade	47	228	$ 510.00
Retail Trade	124	1,353	$ 176.00
Finance, Insurance, Real Estate	39	150	$ 389.00
Services	153	1,122	$ 223.00
Public Administration	52	1,180	$ 384.00

Major Industry/Resources

Major Employers	Product	No. Employees
School District	Education	125
Trona MinesIn Sweetwater County	Trona	1,000+
Petroleum	Oil/Gas	na
Agriculture	Livestock	na
BVEA	Electric	na
Benedicts	Retail	60
U.S. Forest Service		30

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Ken Klinker	789-4261

COMMUNITY CONTACT	STATE CONTACT
Olive Taylor	Division of Economic and Community Development
Mountain View Town Hall	Herschler Building, 2nd Floor West
P. O. Box 249	Cheyenne, Wyoming 82002
Mountain View, WY 82939	(307) 777-7285
782-3100	FAX (307) 777-5840

Update 1/91

NEWCASTLE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Newcastle was incorporated in 1889 and designated County Seat in 1890, with an estimated population of 1,500. It became a major trade center for ranching and coal mining. In addition, Newcastle experienced oil booms from 1918-1924 and from 1948-1963. Open pit coal mini western Weston County from 1975 to the present brought another influx of citizens to Newcas Its location on the west edge of the Black Hills has made Newcastle a tourist center, and the abundance of deer and antelope bring many out-of-state hunters to the area each year.

LOCATION

Major Cities/Distance

Denver 335 Salt Lake City 600 Phoenix 1,233 Seattle 1,127

San Francisco 1,250 Chicago 950 Dallas 1,172 New York 1,538

POPULATION

	CITY	COUNTY
1980	3,596	7,106
1985	3,833	7,576
1990	3,024	6,514

CLIMATE

Temperature: Annual Average 46.7 Monthly Average (January) 23.0
(July) 73.0
Precipitation: Annual Average 13.9" Humidity: Annual Average 22%
Annual Average Rainfall 13.9" Annual Average Snowfall 34.0"
Sunshine Days: 360 Average Growing Season: 145 days
Elevation: 4,339 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 9 Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer 40 Insurance Rating: 5
Planning Commission: Yes X No Business License Required: Yes No X
Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No
Building Codes: U.B.C.

TAXES
(Local)

Assessed Valuation: City: $7,566,835 County: $65,973,478
Tax Levy (mills) City: 71.39 County: 61.04 Schools: 0

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	2
T-P Ratio	1:14	1:15	1:9	na	na

Vocational Schools: ________

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 26,000
Day Care Centers: 2 Senior Centers: 0
Churches: Catholic: 1 Protestant: 12 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 12 total rooms: 210
RV parks: 2 total spaces: 83
conventions facilities: 1 capacity: 600
Medical Facilities: hospitals: 1 beds: 36
nursing homes: 1 total rooms: 41
doctors: 4 dentists: 3
ambulance service: Yes: X No: ______
Communications: newspapers: 3 daily: 2 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable TV: Yes: X No: ______
telephone service provider: U.S. West
post offices: 1 class: First overnight mail services: 2
Recreation: baseball fields: 2 tennis courts: 6 swimming pools: 1
golf courses: 1 bike paths: 2 soccer fields: 2
skating rinks: 1 movie theaters: 1 outdoor movies: 0
recreation center: 0 number of parks: 2 other: 6
Area Attractions/Distance: Devils Tower, 69 mi.; Keyhole Lake, 50 mi.; Black Hills National Forest, 12 mi.; Jewel Cave, 17 mi.; Custer State Park, 46 mi.; Mount Rushmore, 60 mi
Cultural Attractions: Anna Miller Museum, Whoop-Up Canyon

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS			VACANT UNITS SALE OR FOR RENT			
	Total	Owner	Rental		Total	Owner	Rental
Single Family	2,376	2,019	357	$ 55,000	144	99	45
Mobile Home	739	528	104	$ 15,000	108	93	15
Multi Family	481	101	272	$ 17,500	109	25	84
Senior Housing	43	0	43	$ na	12	0	12
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Black Hill P & L Contact: Tri-County B. H. P & L Telephone # 746-2726
Maximum generating capacity: 350 MW peak load: 282 MW Loop System: Yes X No
Industrial rates: $850 KVA to 125, $6 to 175, $4.85 each additional
Natural Gas: Suppliers: McCullough Contact: Petrolane Telephone # 746-4404
Maximum capacity: na (mcf)peak demand: 1.648 M (mcf)
Rating: 11.76 Btu/cf
Industrial rates: 1-200, $.4467; 200-800, $.4267 over 800: $.4067
Water: Supplier: City of Newcastle Contact: City Telephone: 746-3535
Maximum daily capacity: 3.168 M (GD-Gallons/Day) Peak daily demand: 3.168 M (GD)
Excess capacity available: Yes X No Residual Pressure: 90-150
Loop System: Yes X No Industrial rates: $.89 per 1,000(Large Rates Negotiable)
Tap Fees: $550=3/4"
Sewer: Treatment Plant: Lagoon (4 Cells) Tap Fees: $200
Present load: .41 M (GD) Capacity: .67 M (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 85, 16; WY 450 Nearest Interstate 46 miles
Railroad: Burlington Nothern
Trucking Firms/distance to nearest terminal Dixon Brothers, 1 mi.; UTI Trucking, local; Osage Hot Oil Co., 15 mi.; Patton Trucking, local; Lambert Ranch Trucking, 15 mi.; DRB Trucking, 18 mi.

Airport: Mondell Field
Runway Length: 5,300' Type of Surface: concrete
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 71 mi.
Bus Service: Powder River Transportation Public Transportion: Senior Citizen Bus
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 38

Total work force: 3,364 Average unemployment rate: 6.2%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	55	15	$ 150.13
Mining	38	448	$ 444.99
Construction	29	106	$ 358.68
Manufacturing	19	205	$ 433.03
Trans. Comm. & Utilities	28	216	$ 453.94
Wholesale Trade	9	26	$ 393.36
Retail Trade	52	372	$ 182.37
Finance, Insurance, Real Estate	10	63	$ 339.92
Services	61	592	$ 299.09
Public Administration	17	162	$ 294.63

Major Industry/Resources

Major Employers	Product	No. Employees
Wyoming Refinery	Gas/Oil/Diesel	75
Pope and Talbot	Lumber	74
Dixon Brothers	Trucking	33
Updike Brothers	Oil Field Service	40
Weston County Hospital& Manor	Health	97
School District #1	Education	180

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Diane Baird -Giffin	(307) 746-2705

COMMUNITY CONTACT

Weston County Development
17 S. Summit
P. O. Box 7
Newcastle, WY 82701
(307) 746-2705

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

OPAL **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY Named in 1881 for the precious stone that was found there, Opal became an important rail shipping center, At some point, the pronunciation was changed to "O-pal". Today, Northwest Pipeline has a gas plant located in Opal. Opal is 15 miles east of Kemmerer.

LOCATION

Major Cities/Distance

Denver 427 Salt Lake City 147 Phoenix 795 Seattle 983

San Francisco 899 Chicago 1,373 Dallas 1,196 New York 2,145

POPULATION

	CITY	COUNTY
1980	160	12,177
1985	228	14,975
1990	97	12,514

CLIMATE

Temperature: Annual Average 39 Monthly Average (January) 14

(July) 64

Precipitation: Annual Average 12.76" Humidity: Annual Average 24%

Annual Average Rainfall 9" Annual Average Snowfall 57.9"

Sunshine Days: 255 Average Growing Season: 60 days

Elevation: 6,668 Feet

GOVERNMENT

Type: Mayor/4 Council Members

Police Department: Fulltime 0 Volunteer contract w/sheriff 911: Yes X No

Fire Department: Fulltime 0 Volunteer X Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: U.B.C.

TAXES (Local)

Assessed Valuation: City: $234,462 County: $283,622,439

Tax Levy (mills) City: 6.497 County: 9.831 Schools: 26 +11.165

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	3	1	1	0	0
T-P Ratio	1:24	1:15	1:16	na	na

Vocational Schools: High School Shop Programs

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 0 Total Volumes: 0
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 0 Protestant: 0 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 0 total rooms: 0
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: na overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Fossil Butte National Monument - 25 miles; Fort Bridger - 50 miles; Sublette Meadows National Wetland - 60 miles; Yellowstone National Park 232 miles

Cultural Attractions: Founder's Day

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	33	na	na	$ 50,000	7	7	na
Mobile Home	24	na	na	$ 10,000	5	5	na
Multi Family	0	na	na	$ na	0	0	na
Senior Housing	na	na	na	$ na	0	0	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Utah P & L Contact: Bob Arambel/Ken Walker Telephone # 877-9061
Maximum generating capacity: 735 MW peak load: 5MW Loop System: Yes X No
Industrial rates: Please contact Utah Power and Light
Natural Gas: Suppliers: na/propane Contact: Vangas Co. Telephone # 877-3941
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: na Btu/cf
Industrial rates: na
Water: Supplier: Municipal Contact: Town Hall Telephone: 877-3919
Maximum daily capacity: 125,000 (GD-Gallons/Day) Peak daily demand: 9,500 (GD)
Excess capacity available: Yes X No Residual Pressure: 80 lbs.
Loop System: Yes X No . Industrial rates: $5/1,000 to 75,000 gallons
Tap Fees: $250=3/4"; $500=1 1/2"
Sewer: Treatment Plant: Municipal Tap Fees: $250=4"; $1,000 =6"
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US Hwy 30 Nearest Interstate 29 miles
Railroad: Union Pacific Short Line
Trucking Firms/distance to nearest terminal Valley Cargo - 65 miles; Consolidated; WY Express

Airport: Located just north of Kemmerer
Runway Length: 7,050' Type of Surface: asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 65 mi.
Bus Service: Public Transportion: Senior Citizen and Handicapped
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Total work force: 5,739 - County Average unemployment rate: 4.9%-County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	900+	$ na
Mining	15	509	$ 787.00
Construction	68	290	$ 394.00
Manufacturing	34	506	$ 363.00
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 342.00
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Pittsburgh & Midway	Coal	365
Utah Power & Light	Electricity	204
FMC Corporation	Coal/Coke	175
Exxcn. USA	Gas/Helium	162
Northwest Pipeline	Gas	34

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
David Fagnant	887-3988
Jim Geesey	887-3737

COMMUNITY CONTACT

Mayor Michael Hunt
P. O. Box 130
Opal, WY 83124
(307) 877-3919

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

PINE BLUFFS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 141 Salt Lake City 476 Phoenix 981 Seattle 1,285

San Francisco 1,232 Chicago 921 Dallas 921 New York 1,974

POPULATION

	CITY	COUNTY
1980	1,077	68,649
1985	1,120	70,029
1990	1,052	72,343

CLIMATE

Temperature: Annual Average 64.9 Monthly Average (January) 26.5

(July) 72.4

Precipitation: Annual Average 14.5" Humidity: Annual Average 51%

Annual Average Rainfall 14.5" Annual Average Snowfall 35.3"

Sunshine Days: 344 Average Growing Season: 147 days

Elevation: 5,047 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 2 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes No Industrial Plan Approval: Yes X No

Building Codes: None

TAXES

(Local)

Assessed Valuation: City: $368,311 County: $242,407,631

Tax Levy (mills) City: 5 County: 12 Schools: 26

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%(2% Lodging Tax)

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	1	1	0	0
T-P Ratio	1:13	na	1:7	na	na

Vocational Schools: Adult Literacy Program ; GED; Continuing Education LCCC; 21st Century-Birth to 12 years (before & after school program)

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: na
Day Care Centers: 1 Senior Centers: 0
Churches: Catholic: 1 Protestant: 6 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 66
RV parks: 1 total spaces: 105
conventions facilities: 1 capacity: 304
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 1 total rooms: 10
doctors: 2 dentists: 1
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: overnight mail services: na
Recreation: baseball fields: tennis courts: 3 swimming pools: 1
golf courses: 1*(miniature) bike paths: 1 soccer fields: 1
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 3 other: 1
Area Attractions/Distance: Oliver Dam, 13 miles; Boating, Fishinn; Camping
Cultural Attractions: High Plains Archaeology, June-August; Texas Trail Museum;Chautaqua - Mid-June

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ 200.00	na	na	na
Mobile Home	na	na	na	$ 250.00	na	na	na
Multi Family	na	na	na	$ 350.00	na	na	na
Senior Housing	na	na	na	$ acc. to inc.	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Town of Pine Bluffs Contact: Town Hall Telephone # 245-3746

Maximum generating capacity: na peak load: 80 kw Loop System: Yes ____ No X

Industrial rates: first 100 = .105; next 400 = .065; additional = .055

Natural Gas: Suppliers: Cheyenne Light Fuel & Power Contact: Ray Kraft Telephone # 245-3746

Maximum capacity: 2400/day (mcf)peak demand: 800/day (mcf)

Rating: 85,000 Btu/cf

Industrial rates: Res. 2.5289 per MCF; Comm. 3.77 cents per MCF

Water: Supplier: Town of Pine Bluffs Contact: Town Hall Telephone: 245-3746

Maximum daily capacity: 403,200 (GD-Gallons/Day) Peak daily demand: na (GD)

Excess capacity available: Yes ____ No X Residual Pressure: na

Loop System: Yes ____ No X Industrial rates: $8 base, 35 for each 1000 gallons after

Tap Fees: $500

Sewer: Treatment Plant: Lagoon Tap Fees: $500

Present load: na (GD) Capacity: oversized (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: I-80 Nearest Interstate adjacent miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal NTC, 20 mi.; DRW, local; Yellow Freight, 40 mi.

Airport: Pine Bluffs Municipal Airport

Runway Length: 4,600 Type of Surface: asphalt

Lights: Yes X No X Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: Pinesair (charter) Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: UPS Distance to Terminal: mi.

Bus Service: Greyhound; Community Bus AL-PINE Trans. Public Transportion: Senior Citizens

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 32.865 (county) Average unemployment rate: 5.2%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	4	40	$ na
Mining			$ .00
Construction	4	6	$ .00
Manufacturing			$ .00
Trans. Comm. & Utilities	3	35	$ .00
Wholesale Trade			$ .00
Retail Trade	8	40	$ .00
Finance, Insurance, Real Estate	7	18	$ .00
Services			$ .00
Public Administration	1	20	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Rocky Mountain Snacks	Potato Chips	50
Rural Electric Assoc.	Electricity	30
Rodeo Truck Stop	Restaurant/Service Station	32
Texas Trail Market	Grocery	20
High Plains Co-op	Grain Elevator	26
DRW	Grain Elevator	7
School District #2	Education	50

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Timothy Conner-Pine Bluffs Post	245-3763

COMMUNITY CONTACT

Tim Conner, Mayor
220 Main St.
Pine Bluffs, WY 82082
(307) 245-3746

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX 777-5840

Update 1/91

PINE HAVEN 1991 WYOMING

COMMUNITY PROFILE

HISTORY

Pine Haven is located at Keyhole Reservoir and 25 miles from Devils Tower. The dream began in the 1960's when people began to discover a timbered area nestled in a haven which protected campers from strong winds and terrible storms. A few decided to try to build summer homes and access it along already established cattle trails. Coop and Betty Waters began surveying out 10 acre tracts and in a matter of 3 years over a thousand acres has been platted

LOCATION

Major Cities/Distance

Denver 300 Salt Lake City 700 Phoenix 1,200 Seattle 1,000

San Francisco 1,500 Chicago 1,200 Dallas 1,200 New York 2,000

POPULATION

	CITY	COUNTY
1980	80	5,000
1985	150	5,200
1989	190	5,500

CLIMATE

Temperature: Annual Average 47 Monthly Average (January) 25
(July) 70

Precipitation: Annual Average 13" Humidity: Annual Average 20%
Annual Average Rainfall 4.5" Annual Average Snowfall 10"

Sunshine Days: 300 Average Growing Season: 120 days

Elevation: 4,100 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 0 Volunteer Sheriff 911: Yes X No

Fire Department: Fulltime 0 Volunteer 10 Insurance Rating: 9

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: U.B.C.

TAXES
(Local)

Assessed Valuation: City: $6254,183 County: $101,647,943

Tax Levy (mills) City: 8.0 County: 19.9 Schools: 43.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:15	1:16	1:18	na	na

Vocational Schools: ______

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: Branch Total Volumes: 14,000
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 0 Protestant: 0 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 0 total rooms: 0
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No: ______
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ______
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: X
Recreation: baseball fields: 0 tennis courts: 1 swimming pools: 0
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Devils Tower - 25 mi.; Keyhole Reservoir, Keyhole Golf Course

Cultural Attractions: Rodeos; County Fairs, Horseracing

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	88	83	5	$ 45,000	2	1	1
Mobile Home	13	10	3	$ 15,000	2	0	2
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Tri-County Electric Contact: John Telephone # 800-442-3630
Maximum generating capacity: na peak load: 174 mw Loop System: Yes X No
Industrial rates: na
Natural Gas: Suppliers: na Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: Does not apply
Water: Supplier: Town of Pine Haven Contact: Mark Harwood Telephone: 756-3470
Maximum daily capacity: 290,000 (GD-Gallons/Day) Peak daily demand: varies (GD)
Excess capacity available: Yes No X Residual Pressure: 40-60 psi
Loop System: Yes X No . Industrial rates: $10.00 first 3,000 gal.; $1.00/1000 gal. after
Tap Fees: $1,500
Sewer: Treatment Plant: To-Town-Residents Tap Fees: $1,000
Present load: 1/3 of cap. (GD) Capacity: 30,000 (GD)
Solid Waste Disposal: Available Yes No X

TRANSPORTATION

Major Highways: Hwy 14 Nearest Interstate 10 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Edson Express, 40 mi.; Northwest, 40 mi.

Airport: Local-small; Gillette Airport-45 mi.
Runway Length: 4200-2400 Type of Surface: tar & grass
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 45 mi.
Bus Service: Trailways in Moorcroft Public Transportion: None
Express Service: Federal Express, UPS - 40 miles

LABOR ANALYSIS

Radius of labor drawing area (miles): 40

Total work force: 2,888 Average unemployment rate: 6.5%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	1	na	$ 170-600
Mining	5	na	$ 170-600
Construction	1	na	$ 170-600
Manufacturing	na	na	$ 170-600
Trans. Comm. & Utilities	3	na	$ 170-600
Wholesale Trade	na	na	$ 170-600
Retail Trade	4	na	$ 170-600
Finance, Insurance, Real Estate	10	na	$ 170-600
Services	1	na	$ 170-600
Public Administration	1	na	$ 170-600

Major Industry/Resources

Major Employers	Product	No. Employees
Amax Coal	Coal	na
Burlington Northern	Transportation	na
Crook County Schools	Education	na
Private Businesses	Variety	na
Agriculture	Beef and Sheep	na
Hulett Post and Pole	Wood Products	na

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Scott Handley	756-3446

COMMUNITY CONTACT

Town of Pine Haven
Mayor Scott Handley
24 Waters Drive
Pine Haven, WY 82721

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
1-800-262-3425
FAX 777-5840

Update 1/91

RANCHESTER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY na

LOCATION

Major Cities/Distance

Denver 457 Salt Lake City 485 Phoenix 844 Seattle 775

San Francisco 957 Chicago 994 Dallas 995 New York 1,179

POPULATION

	CITY	COUNTY
1980	655	25,048
1985	703	25,498
1989	630	24,764

CLIMATE

Temperature: Annual Average 44.5 Monthly Average (January) 20.0

(July) 69.8

Precipitation: Annual Average 15.57" Humidity: Annual Average 42.0%

Annual Average Rainfall 11.29" Annual Average Snowfall 18.0"

Sunshine Days: 240 Average Growing Season: 120 days

Elevation: 3,775 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 0 Volunteer Sheriff 911: Yes X No

Fire Department: Fulltime 0 Volunteer X Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $1,374,221 County: $104,705,678

Tax Levy (mills) City: 0 County: 8.0 Schools: 65.607

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	0	1	0	0
T-P Ratio	1:20	na	1:20	na	na

Vocational Schools: ____

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 15,150
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 1 Protestant: 3 Jewish: 0 Other: 1
Commercial: shopping centers: 1
hotel/motels: 1 total rooms: 18
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 1 total rooms: 10
doctors: 0 dentists: 1
ambulance service: Yes: ____ No: X
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No: ____
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 2
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 6 other: 0
Area Attractions/Distance: Conner Battlefield in Town; Sawyer Expedition Fight - 5 mi.; Tongue River Creative Playground in town

Cultural Attractions: Art and Craft Shows at school and library

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	154	127	27	$ 38,000	2	1	1
Mobile Home	47	38	9	$ 6,000	na	na	na
Multi Family	51	2	49	$ 250/mo.	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: MDU Contact: MDU Telephone # 674-4454
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: Contact MDU

Natural Gas: Suppliers: na Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: na

Water: Supplier: Municipal Contact: Town of Ranchester Telephone: 655-2283
Maximum daily capacity: 720,000 (GD-Gallons/Day) Peak daily demand: 405,000 (GD)
Excess capacity available: Yes X No Residual Pressure: 80 psi
Loop System: Yes X No Industrial rates: $225
Tap Fees: $33.75 + $.03/100 gal.; 0-2000 9.75 min.

Sewer: Treatment Plant: three cell aeration Tap Fees: $25
Present load: 50,000 (GD) Capacity: 500,000 (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 14, 87, I-90 Nearest Interstate 1/4 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest terminal Edson Express; N.P. Transport; Barber Transportation - all 17 miles

Airport: Sheridan Airport - 17 miles
Runway Length: 6648, 5073 Type of Surface: concrete, asphalt
Lights: Yes X No Tower: Yes X No
Instrument Landing System: Yes X No
Airlines serving area: Big Horn Airways; United Express Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS, Federal Express Distance to Terminal: 17 mi.
Bus Service: Powder River Transportation Public Transportion: None
Express Service: UPS, Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 20

Total work force: 115 Average unemployment rate: 4.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	·na	na	$ na
Construction	1	2	$ 280.00
Manufacturing	na	na	$ na
Trans. Comm. & Utilities	na	na	$ na
Wholesale Trade	na	na	$ na
Retail Trade	19	31	$ 155.00
Finance, Insurance, Real Estate	1	8	$ 175.00
Services	4	14	$ 144.00
Public Administration	3	20	$ 210.00

Major Industry/Resources

Major Employers	Product	No. Employees
SchoolDist. #1 West	Education	52
Ranchester State Bank	Banking Services	8
Buckhorn Grocery, Inc.	Groceries & Meat Processing	8
Ranch House Restaurant	Prepared Food	8

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
na	na

COMMUNITY CONTACT

Teri Lava
P. O. Box 655
Ranchester, WY 82839
(307) 655-2283

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

RAWLINS 1991 WYOMING

COMMUNITY PROFILE

HISTORY

The town of Rawlins is the namesake of General John A. Rawlins, the Chief of Staff of the United States Army in 1867. He was on an expedition of Wyoming where he had an opportunity to drink from a clear spring. He enjoyed the water so much that one of his men promptly named the spring after him, "Rawlins Spring". Like most towns in Southern Wyoming, Rawlins grew swiftly as the railway pushed westward. The first settlement was south of the railroad track near Rawlins Spring and soon became known simply as "Rawlins". In about 1870, more permanent settlement began on the northside, where most of the city now stands. Rawlins serves as the governmental and economic hub of Carbon County.

LOCATION

Major Cities/Distance

Denver 250 Salt Lake City 350 Phoenix 998 Seattle 636

San Francisco 1,048 Chicago 1,267 Dallas 1,047 New York 2,102

POPULATION

	CITY	COUNTY
1980	11,547	21,896
1985	10,662	17,950
1989	9,359	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 18.4

(July) 67.6

Precipitation: Annual Average 9.06" Humidity: Annual Average low

Annual Average Rainfall 9.06" Annual Average Snowfall 54.8"

Sunshine Days: 219 Average Growing Season: 100 days

Elevation: 6,755 Feet

GOVERNMENT

Type: Council-Manager

Police Department: Fulltime 19 Volunteer 0 911: Yes X No

Fire Department: Fulltime 7 Volunteer 32 Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $19,975,736 County: $301,367,153

Tax Levy (mills) City: 10.00 County: 31.22 Schools: 24.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	1	1	Carbon Cty. Higher Ed. Ctr.	
T-P Ratio	1:22	1:24	1:19	na	na

Vocational Schools: W. Wyo College serves Rawlins through the Carbon Co. Higher Ed. Ctr.

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 50,000
Day Care Centers: 2 Senior Centers: 1
Churches: Catholic: 1 Protestant: 13 Jewish: 0 Other: 2
Commercial: shopping centers: 2
hotel/motels: 17 total rooms: 951
RV parks: 3 total spaces: 400
conventions facilities: 1 capacity: 1000
Medical Facilities: hospitals: 1 beds: 93
nursing homes: 1 total rooms: 48
doctors: 8 dentists: 5
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 2 weekly: 0
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 1
Recreation: baseball fields: 6 tennis courts: 0 swimming pools: 2
golf courses: 0 bike paths: 1 soccer fields: 4
skating rinks: 1 movie theaters: 1 outdoor movies: 0
recreation center: 1 number of parks: 8 other: 0
Area Attractions/Distance: Golf course, 11 mi.; Boating, Water Recreation, fishing, 42 mi.; Fishing, hunting, camping, 45 mi.

Cultural Attractions: Library, museum, Rawlins Playmakers Theater Group, Frontier Prison, Carbon County Fair Rodeo, Rawlins Recreation Center

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,938	na	na	$ 43,685	673	25	0
Mobile Home	679	na	na	$ na	na	na	na
Multi Family	686	na	na	$ 300/mo.	na	na	na
Senior Housing	na	na	na	$ 66.50/day	11	na	na
Other	77	na	na	$ na	na	na	19

UTILITIES

Electricity: Suppliers: Pacific P & L Contact: Bob Dahl Telephone # 328-4500

Maximum generating capacity: 4500MW peak load: 19.2MW Loop System: Yes ______ No X

Industrial rates: $0.032 per kilowatt hour

Natural Gas: Suppliers: Northern Gas Contact: City Hall Telephone # 324-2723

Maximum capacity: 5 M (mcf)peak demand: 3.5 M (mcf)

Rating: 85,000 Btu/cf

Industrial rates: $3.83 MCF

Water: Supplier: City of Rawlins Contact: City Hall Telephone: 324-2411

Maximum daily capacity: 5 M (GD-Gallons/Day) Peak daily demand: 3.5 M (GD)

Excess capacity available: Yes X No ______ Residual Pressure: 65-100 psi

Loop System: Yes X No ___ Industrial rates: $1.20/100 GPD

Tap Fees: varies

Sewer: Treatment Plant: yes Tap Fees: varies

Present load: 1.2 (GD) Capacity: 2.87 M (GD)

Solid Waste Disposal: Available Yes X No ______

TRANSPORTATION

Major Highways: US 287; I-80 Nearest Interstate adjacent miles

Railroad: Union Pacific

Trucking Firms/distance to nearest terminal Neuman Transit, North Park Transportation, Hyland Enterprises, Inc., Wyoming Express, P.C. Transport, Inc., Edson Express, all local

Airport: Rawlins Airport

Runway Length: 7,700' Type of Surface: asphalt

Lights: Yes X No ______ Tower: Yes X No ______

Instrument Landing System: Yes X No ______

Airlines serving area: Charter Service available Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ______ No X

Parcel Service: UPS Distance to Terminal: local

Bus Service: Greyhound & Powder River Transportation Public Transportion: Senior Center Bus

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961 - County Average unemployment rate: 6.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
Carbon County School District #1	Education	313
Carbon County School District #2	Education	330
Union Pacific	Rail Service	350
Memorial Hospital	Health	300
WY State Penitentiary	Prison	289
Sinclair Oil Refinery	Petroleum	290

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651
City Manager's Office	328-4500

COMMUNITY CONTACT	STATE CONTACT
Carbon County Economic Dev. Corp. Attn: Susan Grafton Suite 320, Carbon Building Rawlins, WY 82301 (307) 328-2659	Division of Economic and Community Development Herschler Building, 2nd Floor West Cheyenne, Wyoming 82002 (307) 777-7285 FAX (307) 777-5840

RIVERSIDE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The town of Riverside was established in the mid-1800's when a man named Dogget founded a way-station to offer supplies to trappers and trade items to Indians. That way-station was situated in approximately the same spot where the Mangy Moose Saloon sits now. As time passed, the way-station developed into a settlement and was called the Dogget Townsite Company. This townsite occupied the four blocks that are now the center of Riverside.

LOCATION

Major Cities/Distance

Denver 190 Salt Lake City 408 Phoenix 1,056 Seattle 1,300

San Francisco 1,250 Chicago 1,262 Dallas 1,042 New York 2,097

POPULATION

	CITY	COUNTY
1980	55	21,896
1985	70	17,950
1989	85	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 22.1

(July) 67.1

Precipitation: Annual Average 17.3" Humidity: Annual Average 55%

Annual Average Rainfall 17.3" Annual Average Snowfall 12.2"

Sunshine Days: 219 Average Growing Season: 89 days

Elevation: 7,137 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 1 Volunteer 2 911: Yes X No

Fire Department: Fulltime 0 Volunteer 22 Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: Yes

TAXES

(Local)

Assessed Valuation: City: $159,282 County: $301,367,153

Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4% (Logding Tax 2%)

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:10.5	1:5.5	1:8.0	na	na

Vocational Schools: The local Junior/High School has a Vo-Ag Dept.

National Rankings:

- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 3,600
Day Care Centers: 1 Senior Centers: 0
Churches: Catholic: 1 Protestant: 4 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 3 total rooms: 23
RV parks: 1 total spaces: 40
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 1 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: 1
Recreation: baseball fields: 0 tennis courts: 0 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Sierra Madre Mountain Range & Medicine Bow National Forest for hunting, camping, hiking, fishing, cross country skiing - local
Cultural Attractions: Park, Tourist Information Center, Woodchoppers Jamboree, Sierra Madre Winter Carnival

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	20	16	4	$ 45,000	8	3	5
Mobile Home	10	6	4	$ na	0	0	0
Multi Family	1	1	na	$ na	0	0	0
Senior Housing	na	na	na	$ na	na	na	na
Other (Seasonal)	8	8	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P & L Contact: Ardyce Hoem Telephone # 327-2506
Maximum generating capacity: unlimited peak load: 1588.8KW Loop System: Yes ____ No X
Industrial rates: multiple options - readily available
Natural Gas: Suppliers: Propane & Butane Contact: Butane Power & Equip Telephone # 324-3516
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: None
Water: Supplier: Private wells Contact: na Telephone: na
Maximum daily capacity: na (GD-Gallons/Day) Peak daily demand: na (GD)
Excess capacity available: Yes ____ No X Residual Pressure: None
Loop System: Yes ____ No X Industrial rates: None
Tap Fees: None
Sewer: Treatment Plant: Lagoon System Tap Fees: $1000
Present load: 42 residential, 6 commercial (GD) Capacity: 85 users (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: WY 230, 70 Nearest Interstate 38 miles
Railroad: None
Trucking Firms/distance to nearest terminal Rawlins, 58 mi.; Laramie, 90 mi.

Airport: Shively Field,19 mi.
Runway Length: 8,400' Type of Surface: asphalt
Lights: Yes X No ____ Tower: Yes X No ____
Instrument Landing System: Yes ____ No X
Airlines serving area: Charter Service available Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No X
Parcel Service: UPS Distance to Terminal: local
Bus Service: None Public Transportion: Senior Citizen Bus
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,057 - County   Average unemployment rate: 10.1% - County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
10 local retail businesses	Miscellaneous	25
Ranching	Cattle	35
Forest Service	Forest Management	40
School District #2	Education	52
Hammer Lumber Mill	Lumber	45
L.P. Lumber Mill	Lumber	68

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651

COMMUNITY CONTACT

Carbon County Economic Dev. Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301
(307) 328-2659

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

RIVERTON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Riverton was founded in 1906 during the land rush to settle acreage withdrawn from the Wind River Indian Reservation. Totally insular within the Reservation, our history blends the cultures of the Arapahoe and Shoshone Tribes with pioneer spirit of the homesteaders. As a young community, Riverton still features the "can do" spirit of our forefathers. Historically, Riverton has functioned as an airport hub for West-Central Wyoming and is the crossroads of our area. From the 1838 Rendezvous our area has come to be recognized for its excellent location.

LOCATION

Major Cities/Distance

Denver 406 Salt Lake City 350 Phoenix 1,049 Seattle 1,060

San Francisco 1,102 Chicago 1,207 Dallas 1,156 New York 1,865

POPULATION

	CITY	COUNTY
1980	9,918	38,992
1985	9,212	34,120
1989	9,935	36,798

CLIMATE

Temperature: Annual Average 43 Monthly Average (January) 23.9

(July) 70.6

Precipitation: Annual Average 6.86" Humidity: Annual Average 30

Annual Average Rainfall 6.86" Annual Average Snowfall 53.5"

Sunshine Days: 347 Average Growing Season: 139 days

Elevation: 4,956 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 27 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 46 Insurance Rating: 5

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: U.B.C.

TAXES
(Local)

Assessed Valuation: City: $27,376,684 County: $405,692,320

Tax Levy (mills) City: 15.27 County: 27.86 Schools: 33.25

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	1	1	1	4
T-P Ratio	1:14	1:14	1:14	1:14	na

Vocational Schools: 2

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 2 Total Volumes: 83,000
Day Care Centers: 15 Senior Centers: 2
Churches: Catholic: 2 Protestant: 22 Jewish: 0 Other: 2
Commercial: shopping centers: 2
hotel/motels: 15 total rooms: 498
RV parks: 3 total spaces: 48
conventions facilities: 3 capacity: 619
Medical Facilities: hospitals: 1 beds: 70
nursing homes: 1 total rooms: 90
doctors: 22 dentists: 11
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 1 weekly: 0
radio stations: AM: 1 FM: 2 public: 1
cable TV: Yes: X No:
telephone service provider: Mountain Bell
post offices: 1 class: na overnight mail services: 1
Recreation: baseball fields: 4 tennis courts: 5 swimming pools: 3
golf courses: 1 bike paths: 1 soccer fields: 4
skating rinks: 1 movie theaters: 2 outdoor movies: 0
recreation center: 0 number of parks: 9 other: 0
Area Attractions/Distance: Wind River Indian Reservation, Fremont County Fair & Rodeo, Riverton Rendezvous, Wild West Winter Carnival, Stock Car Racing

Cultural Attractions: Riverton Museum, Central Wyoming College Fine Arts Center

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3.409	300-400/mo		$ 25-55.000	117	na	na
Mobile Home	405	80-120/mo		$ na	12	na	na
Multi Family	213	200-300/mo		$ 20-45.000	3	na	na
Senior Housing	87	225-325/mo		$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Chuck Wright Telephone # 856-2235
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: $9.00 for 10kw or less: .50/kw-10kw
Natural Gas: Suppliers: Northern Utilities Contact: John Wilson Telephone # 856-9221
Maximum capacity: 13.000 (mcf)peak demand: 6.268 (mcf)
Rating: 85.000 Btu/cf
Industrial rates: 300 MCF $4.45 per 1.000 MCF
Water: Supplier: City of Riverton Contact: Albert Brown Telephone: 856-2227
Maximum daily capacity: 8 M (GD-Gallons/Day) Peak daily demand: 2.5 M (GD)
Excess capacity available: Yes X No Residual Pressure: 40 psi
Loop System: Yes X No Industrial rates: $13.05/10.000 gallons: $1.30/1.000 -10.000
Tap Fees: $2.422.51 for 1"
Sewer: Treatment Plant: City of Riverton Tap Fees: $609.23
Present load: 2.45 M (GD) Capacity: 4.9 M (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: US 26: WY 789 Nearest Interstate 149 miles
Railroad: Bad Water Line
Trucking Firms/distance to nearest terminal Big WY Trucking, Osborne Trucking, Transystems, North Park Transportation, LL Smith Trucking, Bonneville Transloaders, all located in Riverton
Airport: Riverton Regional Airport
Runway Length: 8.200' Type of Surface: asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: Continental Express Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 2 mi.
Bus Service: Powder River Transportation Public Transportion: Senior Citizen's Bus, Taxi Service
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 14,372 Average unemployment rate: 6.4%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	25	107	$ 293.00
Mining	57	449	$ 585.00
Construction	121	616	$ 392.00
Manufacturing	46	574	$ 355.00
Trans. Comm. & Utilities	68	708	$ 532.00
Wholesale Trade	56	297	$ 332.00
Retail Trade	244	2,269	$ 194.00
Finance, Insurance, Real Estate	70	344	$ 414.00
Services	335	5,093	$ 326.00
Public Administration	36	724	$ 328.00

Major Industry/Resources

Major Employers	Product	No. Employees
D.H. Print	Dot Matrix Printers	225
School District #25	Education	400
Bonneville Transloaders	Transportation	150
Central Wyoming College	Education	171
Riverton Hospital	Health	168
Smith Food King	Food Items	95

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Marie Burkhalter, City of Riverton	856-2227

COMMUNITY CONTACT

Marie Burkhalter
City of Riverton
Box 1700
Riverton, WY 82501
(307) 856-2227

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

ROCK RIVER **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Rock River was established in 1900 when the Union Pacific Railroad Company placed the main line of the railroad between the Laramie River crossing and Medicine Bow, thus causing the abandonment of the town of Rock Creek and the establishment of the town Rock River. Rock River was incorporated in 1909.

LOCATION

Major Cities/Distance

Denver 175 Salt Lake City 354 Phoenix 988 Seattle 1,155

San Francisco 1,102 Chicago 1,071 Dallas 959 New York 1,844

POPULATION

	CITY	COUNTY
1980	415	29,062
1985	276	30,883
1989	250	30,539

CLIMATE

Temperature: Annual Average 42.7 Monthly Average (January) 20.9

(July) 64.1

Precipitation: Annual Average 10.39 Humidity: Annual Average 45%

Annual Average Rainfall 12" Annual Average Snowfall 47.5

Sunshine Days: 235 Average Growing Season: 104 days

Elevation: 6,892 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 0 Volunteer Sheriff 911: Yes X No

Fire Department: Fulltime 0 Volunteer 8 Insurance Rating: 7

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $791,186 County: $95,711,859

Tax Levy (mills) City: 73.13 County: 65.13 Schools: 48.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:8	1:2	1:2	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 3,300
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 1 Protestant: 2 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 7
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: No: X
telephone service provider: U.S. West
post offices: 1 class: 3rd overnight mail services: 1
Recreation: baseball fields: 0 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Medicine Bow National Forest - 17 mi.; Wheatland Reservoir #3 - 16 miles

Cultural Attractions: na

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	90	95	5	$ na	5	1	4
Mobile Home	10	8	2	$ na	0	0	0
Multi Family	1	0	0	$ na	0	0	0
Senior Housing	0	0	0	$ na	0	0	0
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon Power Contact: A. Hoem Telephone # 326-5206
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: .03015 KW Hour plus $12.65 PM per KW of billing demand

Natural Gas: Suppliers: None Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: na

Water: Supplier: Town of Rock River Contact: City Hall Telephone: 378-2386
Maximum daily capacity: 500,000 (GD-Gallons/Day) Peak daily demand: 225,000 (GD)
Excess capacity available: Yes X No Residual Pressure: 60 psi
Loop System: Yes X No, Industrial rates:
Tap Fees: $300

Sewer: Treatment Plant: Lagoon Tap Fees: $300
Present load: na (GD) Capacity: .5895 M (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: U.S. 30 and U.S. 13 Nearest Interstate 17 miles
Railroad: Union Pacific
Trucking Firms/distance to nearest terminal Trans-Western, 40 mi.; North Park, 40 mi.

Airport: none
Runway Length: na Type of Surface: na
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 40 mi.
Bus Service: Greyhound Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 40

Total work force: 300 Average unemployment rate: 3.4%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	2	2	$ .00
Mining	2	336	$ .00
Construction	na	na	$ .00
Manufacturing	na	na	$ .00
Trans. Comm. & Utilities	3	20	$ .00
Wholesale Trade	na	na	$ .00
Retail Trade	25	na	$ .00
Finance, Insurance, Real Estate	1	2	$ .00
Services	2	10	$ .00
Public Administration	2	20	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Arch Mineral in Hanna	Coal	126
Cryup coal in Hanna	Coal	186

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Town of Rock River	378-2386

COMMUNITY CONTACT

Samuel Vieyra, Mayor
P.O. Box 280
Rock River, WY 82083
378-2386

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

ROCK SPRINGS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY na

LOCATION

Major Cities/Distance

Denver 351 Salt Lake City 190 Phoenix 833 Seattle 996

San Francisco 933 Chicago 1,240 Dallas 1,134 New York 2,013

POPULATION

	CITY	COUNTY
1980	19,458	41,723
1985	20,191	42,963
1989	21,189	42,347

CLIMATE

Temperature: Annual Average 44.2 Monthly Average (January) 180

(July) 68.0

Precipitation: Annual Average 8.7" Humidity: Annual Average 45.0%

Annual Average Rainfall 5.5" Annual Average Snowfall 34.9"

Sunshine Days: 244 Averago Growing Season: 101 days

Elevation: 6,271 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 30 Volunteer 0 911: Yes X No

Fire Department: Fulltime 33 Volunteer 0 Insurance Rating: 4

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: U.B.C

TAXES (Local)

Assessed Valuation: City: 48,438,126 County: $992,534,100

Tax Levy (mills) City: 8.00 County: 11.293 Schools: 95.5

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	14	2	1	1	1
T-P Ratio	1:25	1:13	1:25	1:20	1:17

Vocational Schools: ______

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 2 Total Volumes: 107,000
Day Care Centers: 8 Senior Centers: 1
Churches: Catholic: 2 Protestant: 22 Jewish: 1 Other: 7
Commercial: shopping centers: 2
hotel/motels: 25 total rooms: 1,400
RV parks: 1 total spaces: 50
conventions facilities: 5 capacity: 4,660
Medical Facilities: hospitals: 1 beds: 100
nursing homes: 1 total rooms: 100
doctors: 33 dentists: 24
ambulance service: Yes: X No: ______
Communications: newspapers: 3 daily: 1 weekly: 2
radio stations: AM: 2 FM: 3 public: 0
cable TV: Yes: X No: ______
telephone service provider: U.S. West
post offices: 2 class: 1 overnight mail services: 1
Recreation: baseball fields: 17 tennis courts: 24 swimming pools: 6
golf courses: 1 bike paths: 0 soccer fields: 8
skating rinks: 2 movie theaters: 4 outdoor movies: 0
recreation center: 2 number of parks: 24 other: 0
Area Attractions/Distance: Flaming Gorge National Recreation Area - 30 mi.; Boars Tusk - 28 mi.; Sand Dunes - 27 mi.

Cultural Attractions: Red Desert Rodeo; Seetwater County Museum; Historic Rock Springs City Hall Museum; Fine Arts Center Comm. Concerts; Western Wyo Community College Dinosaurs

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	8,403	7,143	1,260	$ 65,000	1,163	989	179
Mobile Home	3,117	2,338	779	$ 20,000	431	323	103
Multi Family	2,034	203	1,831	$ 32,000	282	28	254
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: Dick Blankenship Telephone # 362-6641
Maximum generating capacity: 4029 MW peak load: ______ Loop System: Yes X No ___
Industrial rates: Basic Chg.: 660.00 + .50 /kw - Demand chg $2.95/kw
Natural Gas: Suppliers: Mountain Fuel Supply Contact: Janette Schultz Telephone # 362-2642
Maximum capacity: as required (mcf)peak demand: as required (mcf)
Rating: 1,040 Btu/cf
Industrial rates: 2/84 sch F-4 First 810 dth/month
Water: Supplier: Municipal Contact: Rock Springs Telephone: 362-9522
Maximum daily capacity: 10 M (GD-Gallons/Day) Peak daily demand: 8 M (GD)
Excess capacity available: Yes X No ___ Residual Pressure: 60 psi
Loop System: Yes X No ___ Industrial rates: variable
Tap Fees: variable scale, avg. $1.65/cu. feet
Sewer: Treatment Plant: City of Rock Springs Tap Fees: $750
Present load: 2.5 M (GD) Capacity: 4.0 (GD)
Solid Waste Disposal: Available Yes X No ___

TRANSPORTATION

Major Highways: US 191, WY 430; I-80 Nearest Interstate adjacent miles
Railroad: Union Pacific
Trucking Firms/distance to nearest terminal Consolidated Freightways; John Bunning Transfer; Edson Express; Utah-Wyo Freight; North Park Transportation; Zueck Transportation

Airport: Rock Springs - Sweetwater County Airport
Runway Length: 10,000, 5,223 Type of Surface: friction, porous
Lights: Yes X No ___ Tower: Yes ___ No X
Instrument Landing System: Yes X No ___
Airlines serving area: Continental Express Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No ___
Parcel Service: UPS, Federal Express, Airborne Distance to Terminal: 7 mi.
Bus Service: Greyhound, Jackson-Rock Springs Bus Lines, Zanetti Bus Lines; Sweetwater Stages
Public Transportion: Sweetwater County Transit Authority Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 80

Total work force: 17,245 Average unemployment rate: 5.1%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	11	28	$ 163.00
Mining	69	4,475	$ 788.00
Construction	158	997	$ 500.00
Manufacturing	23	473	$ 504.00
Trans. Comm. & Utilities	91	1,567	$ 615.00
Wholesale Trade	92	673	$ 540.00
Retail Trade	248	2,872	$ 199.00
Finance, Insurance, Real Estate	76	408	$ 343.00
Services	326	3,068	$ 28000
Public Administration	42	2,286	$ 370.00

Major Industry/Resources

Major Employers	Product	No. Employees
FMC Corporation	Trona	1,045
General Chemicals Corp.	Trona	675
Tenneco	Trona	296
Bridger	Coal	400
Church and Dwight	Baking Soda	183
Chevron Chemical	Fertilizer	205
Stauffer Chemical Company	Trona	529

INDUSTRIAL PROPERTIES

Contact Person Telephone No.

COMMUNITY CONTACT

Dennis Constantino
Sweetwater Co. EDC
P.O. Box 1766
Rock Springs, WY 82902
(307) 382-2910

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

SARATOGA **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Saratoga is built on the banks of the North Platte River, a nationally designated "blue ribbon trout stream". The town is located on what was originally a homestead filed by William Cadwell in 1877. The community was originally called "Warm Springs" for the hot mineral springs which bubble up at several locations near the river. In 1884, however, the town was renamed Saratoga after famed spa in Saratoga, New York.

LOCATION

Major Cities/Distance

Denver 230 Salt Lake City 390 Phoenix 1,038 Seattle 676

San Francisco 1,089 Chicago 1,247 Dallas 1,027 New York 2,082

POPULATION

	CITY	COUNTY
1980	2,410	21,896
1985	2,118	17,950
1989	1,967	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 20.9
(July) 65.1
Precipitation: Annual Average 9.29" Humidity: Annual Average low
Annual Average Rainfall 9.29" Annual Average Snowfall 63.5"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 6,785 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 12 Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer 32 Insurance Rating: 6
Planning Commission: Yes X No Business License Required: Yes No X
Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $4,593,014 County: $301,367,153
Tax Levy (mills) City: 8.00 County: 31.22 Schools: 31.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:17	1:14	1:8	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 5,000
Day Care Centers: 1 Senior Centers: 1
Churches: Catholic: 1 Protestant: 5 Jewish: 0 Other: 0
Commercial: shopping centers: 1
hotel/motels: 8 total rooms: 360
RV parks: 2 total spaces: 72
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 1 total rooms: 20
doctors: 2 dentists: 3
ambulance service: Yes: X No:
Communications: newspapers: 3 daily: 2 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: 1
Recreation: baseball fields: 5 tennis courts: 3 swimming pools: 2
golf courses: 2 bike paths: 0 soccer fields: 2
skating rinks: 2 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 5 other: 0
Area Attractions/Distance: Hiking. Hunting. Fishing. Floating. Camping. Boating Swimming all within 20 minuted: Medicine Bow and Snowy Range National Forests. Mineral Hot Springs
Cultural Attractions: Parks. hot springs. library. historic Hotel Wolf. fishing derby. Chariot races: Draft Horse pull. Saratoga Historical & Cultural Center.

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	919	699	220	$ 40,000	222	8	3
Mobile Home	48	36	12	$ 10,000	14	2	12
Multi Family	150	na	na	$ 27,500	6	0	6
Senior Housing	48	na	na	$ na	0	0	0
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Carbon P & L Contact: Ardyce Hoem Telephone # 326-5206

Maximum generating capacity: unlimited peak load: 4456.8KW Loop System: Yes ____ No X

Industrial rates: multiple options - readily available

Natural Gas: Suppliers: Northern Gas Contact: Rod Weinman Telephone # 326-5212

Maximum capacity: 6-7 M (mcf)peak demand: 3 M (mcf)

Rating: 85,000 Btu/cf

Industrial rates: .35 CCF

Water: Supplier: Town of Saratoga Contact: Town Hall Telephone: 326-8335

Maximum daily capacity: 1.5 M (GD-Gallons/Day) Peak daily demand: 1.2 M (GD)

Excess capacity available: Yes ____ No X Residual Pressure: 80 psi

Loop System: Yes X No ____ Industrial rates: $10 first 7,000 gal; $1.00 per thousand over 7,000 Tap Fees: $1,000

Sewer: Treatment Plant: 1 Tap Fees: $1,000

Present load: 200,000 (GD) Capacity: 700,000 TGD (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: WY 130, 230 Nearest Interstate 20 miles

Railroad: Western Railway

Trucking Firms/distance to nearest terminal Neuman Transit-42 mi.; R Bar R Trucking - local, Wyoming Express, Hyland Enterprises, Inc., North Park Transportation - 42 miles

Airport: Shively Field

Runway Length: 8,400' Type of Surface: Porous friction overlay

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: Charter Service Available Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ____

Parcel Service: UPS Distance to Terminal: local

Bus Service: none Public Transportion: Senior Center Bus

Express Service: Federal Express, U.S. Postal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 70

Total work force: 7,961 - County Average unemployment rate: 6.9%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
School District #2	Education	330
Louisiana Pacific	Lumber	68
Town of Saratoga	Municipality	28
Valley Supermarket	Food Items	18
Old Baldy Club	Recreation	
25 local retail businesses	Miscellaneous	74

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651
Saratoga/Platte Valley Chamber of Commerce	326-8855

COMMUNITY CONTACT

Saratoga-Platte Valley Chamber of Commerce
Attn: Carol Sherrod
P.O. Box 1095
Saratoga, WY 82331
(307) 326-8855

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

SHERIDAN **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 442 Salt Lake City 500 Phoenix 1151 Seattle 978

San Francisco 1206 Chicago 1302 Dallas 1257 New York 2067

POPULATION

	CITY	COUNTY
1980	16,000	25,048
1985		
1989	15,000	25,000

CLIMATE

Temperature: Annual Average 44.5 Monthly Average (January) 20.0

(July) 69.8

Precipitation: Annual Average 15.57" Humidity: Annual Average 55%

Annual Average Rainfall 14.93 Annual Average Snowfall 70.7"

Sunshine Days: na Average Growing Season: 119 days

Elevation: ______ Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 38 Volunteer 0 911: Yes X No ______

Fire Department: Fulltime 5 Volunteer 17 Insurance Rating: 7

Planning Commission: Yes X No ___ Business License Required: Yes ___ No X

Zoning Regulations: Yes X No ______ Industrial Plan Approval: Yes ______ No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $34,366,270 County: $71,456,756

Tax Levy (mills) City: 77.9 County: 69.9 Schools: 37.9

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 5%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	15	2	4	1	4
T-P Ratio	1:	1:	1:	na	na

Vocational Schools: 1

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: ,000
Day Care Centers: 7 Senior Centers: 1
Churches: Catholic: 1 Protestant: 28 Jewish: 0 Other: 1
Commercial: shopping centers: 1
hotel/motels: 22 total rooms: 916
RV parks: 1 total spaces: na
conventions facilities: 1 capacity: 1000
Medical Facilities: hospitals: 2 beds: 0
nursing homes: 8 total rooms: 405
doctors: 33 dentists: 16
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 1 weekly: 1
radio stations: AM: 2 FM: 2 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 2
Recreation: baseball fields: 8 tennis courts: 13 swimming pools: 3
golf courses: 2 bike paths: 1 soccer fields: 3
skating rinks: 0 movie theaters: 4 outdoor movies: 1
recreation center: 2 number of parks: 6 other: 0

Area Attractions/Distance: Bradford Brinton Memorail Art Gallery & Historic Ranch; Trail End Historic Center; Big Red Gallery & Historic House, State Fish Hatchery & Bird Farm; Sheridan's Historic Main Street Tour, Big Horn Historic Museum

Cultural Attractions: Fort Phil Kearny & State Museum; Wagon Box and Fort Fetterman Massacre Sites Connor Battlefield at Ranchester Park; Saw Expedition Marker; Medicine Wheel; Gen. Crook's Camp Battle of the Rosebud;

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	6612	000	000	$000.000	000	000	000
Mobile Home	1138	000	000	$000.000	000	000	000
Multi Family	1877	000	000	$ 000.000	000	000	000
Senior Housing	000	000	000	$ 000.000	000	000	000
Other	000	000	000	$ 000.000	000	000	000

UTILITIES

Electricity: Suppliers: MDU Contact: Wayne Blank Telephone # 674-4454
Maximum generating capacity: na peak load: na Loop System: Yes X No
Industrial rates: Yes
Natural Gas: Suppliers: MDU Contact: Wayne Blank Telephone # 674-4454
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85.000 Btu/cf
Industrial rates: No
Water: Supplier: City of Sheridan Contact: Telephone:674-6483
Maximum daily capacity: 10.000.00 (GD-Gallons/Day) Peak daily demand: 9.489.000 (GD)
Excess capacity available: Yes X No Residual Pressure: 40 PSI
Loop System: Yes X No Industrial rates: No
Tap Fees: $ 734
Sewer: Treatment Plant: Yes Tap Fees: $ 650
Present load: na (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: 14-14A-87 Nearest Interstate I-90 miles
Railroad: Burlington-Norhtern
Trucking Firms/distance to nearest terminal Downtown

Airport: 1
Runway Length: 6.648' and 5.037' Type of Surface: Paved
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: United Express & Continental Daily Flights: Yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS, Federal Express Distance to Terminal: mi.
Bus Service: Powder River Bus Lines Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles):

Total work force: 13,106 Average unemployment rate: 4.2%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	2	513	$ .00
Construction		1300	$ .00
Manufacturing		376	$ .00
Trans. Comm. & Utilities		985	$ .00
Wholesale Trade		354	$ .00
Retail Trade		1955	$ .00
Finance, Insurance, Real Estate		469	$ .00
Services		3333	$ .00
Public Administration		361	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
Spring Creek Coal	Mining	171
Decker Coal	Mining	342
County of Sheridan	Government	104
V.A. Hospital	Medical	475
Burlington Northern R.R.	Transportation	375
Sheridan Co. School Dist.	Education	500
Sheridan Co. Hospital	Medical	245
City of Sheridan	Government	110
Sheridan College	Education	280
Wyoming Sawmills	Lumber	226

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Sheridan Industrial Park - Brad Waters	(307) 672-3666
Riverside Industrial Park - Bill King	

COMMUNITY CONTACT

Sheridan County
Chamber of Commerce
P.O. Box 707
Sheridan, WY 82801
(307) 672-2485

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

SHOSHONI **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 387 Salt Lake City 400 Phoenix 1,000 Seattle 1,500

San Francisco 1,200 Chicago 1,240 Dallas 1,500 New York 2,033

POPULATION

	CITY	COUNTY
1980	879	38,992
1985	620	37,517
1989	560	35,000

CLIMATE

Temperature: Annual Average 43.2 Monthly Average (January) 30.0

(July) 75.0

Precipitation: Annual Average 6.00" Humidity: Annual Average 25%

Annual Average Rainfall 3.00" Annual Average Snowfall 12.00"

Sunshine Days: 330 Average Growing Season: 145 days

Elevation: 4,820 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 2 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 22 Insurance Rating: 9

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X

Building Codes: NA

TAXES
(Local)

Assessed Valuation: City: $1,329,450 County: $199,930,150

Tax Levy (mills) City: 8.00 County: 15.41 Schools: 50.20

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	K-12	na	0	0
T-P Ratio	1:15	na	na	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: na
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 1 Protestant: 4 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 4 total rooms: 44
RV parks: 3 total spaces: 7
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 1
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 3 other: 0
Area Attractions/Distance: Yellowstone Park - 165 mi.; Boysen State Park - 2 mi.; World's Largest Mineral Hot Springs 32 mi.; Wind River Canyon - 15 mi.; Jim Bridger Trail
Cultural Attractions: Art Center; CWC Community College - 22 miles

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	na	na	na	$ na	na	na	na
Mobile Home	na	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific Power Contact: na Telephone # na
Maximum generating capacity: na peak load: na Loop System: Yes ____ No ____
Industrial rates: Contact Supplier
Natural Gas: Suppliers: Northern Gas of Wyo Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating: 85,000 Btu/cf
Industrial rates: Contact Supplier
Water: Supplier: Town of Shoshoni Contact: Town Hall Telephone: 876-2515
Maximum daily capacity: 792,000 (GD-Gallons/Day) Peak daily demand: 700,000 (GD)
Excess capacity available: Yes ____ No X Residual Pressure: 85 psi
Loop System: Yes X No - Industrial rates: Contact Supplier
Tap Fees: $500
Sewer: Treatment Plant: Lagoons Tap Fees: $500
Present load: .117 (GD) Capacity: na (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: U.S. 20, 26; WY 789 Nearest Interstate 100 miles
Railroad: Badwater Lines
Trucking Firms/distance to nearest terminal North Park Transportation; Edson Express Freight; Montana; Wyoming Express, 22 mi.

Airport: Riverton Regional & Shoshoni Municipal
Runway Length: 8,200', 5,280' Type of Surface: asphalt; dirt
Lights: Yes X No ____ Tower: Yes ____ No X
Instrument Landing System: Yes X No ____
Airlines serving area: Continental, Western Executive Airways Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No ____
Parcel Service: UPS Distance to Terminal: local
Bus Service: Powder River Bus Lines Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): Fremont County

Total work force: 15,175 Average unemployment rate: 8.1%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	na	na	$ na
Construction	na	na	$ na
Manufacturing	na	na	$ na
Trans. Comm. & Utilities	na	na	$ na
Wholesale Trade	na	na	$ na
Retail Trade	na	na	$ na
Finance, Insurance, Real Estate	na	na	$ na
Services	na	na	$ na
Public Administration	na	na	$ na

Major Industry/Resources

Major Employers	Product	No. Employees
Fremont County School	Education	57
Colorado Interstate Gas	Gas	19
Wyoming Recreation Comm.	Recreation	15
Fast Lane	Convenience	12
Wyoming Highway Dept.	Highway Maintenance	6

INDUSTRIAL PROPERTIES

Contact Person Telephone No.

COMMUNITY CONTACT

Helen Weisz
Shoshoni Chamber of Commerce
P.O. Box 324
Shoshoni, WY 82649
(307) 876-2561

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX 777-5840

Update 1/91

SINCLAIR **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The Sinclair townsite was developed in early 1922 when the Producers and Refiners Corporation, with important oil field holdings in Carbon and Sweetwater Counties, started construction of the oil refinery and town at a cost of $18,000,000. The location undoubtedly was influenced by its proximity to the oil fields, an abundant supply of water from the nearby Platte River and ready access to excellent rail and highway routes. The refinery, now called the Sinclair Refinery, is a major employer in Carbon County.

LOCATION

Major Cities/Distance

Denver 244 Salt Lake City 356 Phoenix 1,004 Seattle 1,200

San Francisco 1,054 Chicago 1,261 Dallas 1,041 New York 2,096

POPULATION

	CITY	COUNTY
1980	586	21,896
1985	521	17,950
1989	500	16,629

CLIMATE

Temperature: Annual Average 42.2 Monthly Average (January) 18.4
(July) 67.6
Precipitation: Annual Average 9.06" Humidity: Annual Average low
Annual Average Rainfall 9.06" Annual Average Snowfall 54.8"
Sunshine Days: 219 Average Growing Season: 100 days
Elevation: 6,592 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 3 Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer 18 Insurance Rating: 7
Planning Commission: Yes X No Business License Required: Yes X No
Zoning Regulations: Yes X No Industrial Plan Approval: Yes No X
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $4,220,744 County: $301,367,153
Tax Levy (mills) City: 8.00 County: 31.22 Schools: 34.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1-Rawlins	1	0	0
T-P Ratio	1:22	1:24	1:19	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 6,000
Day Care Centers: 0 Senior Centers: 0
Churches: Catholic: 0 Protestant: 1 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 1 total rooms: 65
RV parks: 0 total spaces: 0
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 3 daily: 2 weekly: 1
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 3rd overnight mail services: 1
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 1 bike paths: 0 soccer fields: 1
skating rinks: 1 (ice) movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 2 other: 0
Area Attractions/Distance: Movies, bowling, swimming, rec. center, play/concerts, 6 mi.; fishing, boating, water sports, 15 mi.; golf, 7 mi.
Cultural Attractions: Parco Hotel, park, golf course, Seminoe Reservoir

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	211	na	na	$ na	na	na	na
Mobile Home	2	na	na	$ na	na	na	na
Multi Family	na	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P & L Contact: Bob Dahl Telephone # 324-2761
Maximum generating capacity: 4500+MW peak load: 16.6 MW Loop System: Yes ____ No X
Industrial rates: $0.032 per Kilowatt hour
Natural Gas: Suppliers: Northern Gas Contact: Larry Reinholtz Telephone # 324-2723
Maximum capacity: 5 M (mcf)peak demand: 3.7 M (mcf)
Rating: 85,000 Btu/cf
Industrial rates: $3.83 MCF
Water: Supplier: Town of Sinclair Contact: Town Hall Telephone: 324-3058
Maximum daily capacity: 2.5 M (GD-Gallons/Day) Peak daily demand: 2.5 M (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 40 psi
Loop System: Yes X No ____ Industrial rates: None
Tap Fees: $1500
Sewer: Treatment Plant: Lagoon Tap Fees: $500
Present load: 10 acres (GD) Capacity: 150,000 (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: I-80 Nearest Interstate 1 miles
Railroad: Union Pacific
Trucking Firms/distance to nearest terminal Edson Express; North Park Transportation; Hyland Enterprises, Inc.; Wyoming Express; P.C. Transport, Inc. - 6 miles
Airport: Rawlins Airport - 6 miles
Runway Length: 7,700' Type of Surface: asphalt
Lights: Yes ____ No X Tower: Yes ____ No X
Instrument Landing System: Yes X No ____
Airlines serving area: Charter service available Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No X
Parcel Service: UPS Distance to Terminal: local
Bus Service: Greyhound & Powder River Transport - 6 miles Public Transportion: None
Express Service: None

LABOR ANALYSIS

Radius of labor drawing area (miles): 60

Total work force: 7,961 - County Average unemployment rate: 6.9%-County

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
*Agriculture, Forestry, & Fisheries	na	na	$ na
Mining	27	538	$ 690.44
Construction	47	347	$ 398.45
Manufacturing	25	479	$ 463.91
Trans. Comm. & Utilities	43	325	$ 539.58
Wholesale Trade	30	162	$ 466.12
Retail Trade	148	1,324	$ 172.91
Finance, Insurance, Real Estate	38	199	$ 346.22
Services *Combined	149	2,029	$ 295.23
Public Administration	28	702	$ 337.51

Major Industry/Resources

Major Employers	Product	No. Employees
Sinclair Oil Corporation	Oil	220
10 local retail businesses	Miscellaneous	

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Carbon County Economic Development Corp.	328-2651

COMMUNITY CONTACT

Carbon County Economic Dev. Corp.
Attn: Susan Grafton
Suite 320, Carbon Building
Rawlins, WY 82301
(307) 328-2659

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

SUNDANCE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 375 Salt Lake City 660 Phoenix 1200 Seattle 1050

San Francisco 1300 Chicago 975 Dallas 1100 New York 1800

POPULATION

	CITY	COUNTY
1980	1025	5230
1985	1125	5400
1989	1075	5200

CLIMATE

Temperature: Annual Average 43.6 Monthly Average (January) 19.1

(July) 69.8

Precipitation: Annual Average 16.2 Humidity: Annual Average 50.0

Annual Average Rainfall 9.0 Annual Average Snowfall 77.0

Sunshine Days: N/A Average Growing Season: 125 days

Elevation: ______ Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 4 Volunteer 0 911: Yes X No ______

Fire Department: Fulltime 0 Volunteer 17 Insurance Rating: 7

Planning Commission: Yes X No ______ Business License Required: Yes ______ No X

Zoning Regulations: Yes X No ______ Industrial Plan Approval: Yes ______ No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $2,864,895 County: $89,612,045

Tax Levy (mills) City: 8 County: 13.25 Schools: 49

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	1
T-P Ratio	13:2	13:2	13:2	0	0

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 30,000
Day Care Centers: 1 Senior Centers: 0
Churches: Catholic: 1 Protestant: 10 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 4 total rooms: 125
RV parks: 1 total spaces: 30
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 1 beds: 16
nursing homes: 1 total rooms: 32
doctors: 2 dentists: 1
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: Range Telephone Co-op.
post offices: 1 class: 2nd overnight mail services: U.S. Mail
Recreation: baseball fields: 3 tennis courts: 2 swimming pools: 1
golf courses: 1 bike paths: 1 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 4 other: 0
Area Attractions/Distance: Devil's Tower - 30 miles; Keyhole State Park - 23 miles; Bear Lodge Mountains - 3 miles; Sundance Mountain - 2 miles.

Cultural Attractions/Distance: Crook County Courthouse; Summertime Chautauquas, Crook County Fair and Rodeo.

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	340	30	40	$ 70,000	15	10	5
Mobile Home	45	30	15	$ 30,000	3	3	0
Multi Family	34	0	34	$ 40,000	4	0	4
Senior Housing	9	0	9	$ 60,000	3	0	3
Other				$			

UTILITIES

Electricity: Suppliers: Basin Electric Contact: Tri-Co. Elec. Telephone #283 -3531
Maximum generating capacity: na peak load: 12000 Loop System: Yes X No
Industrial rates: LP-8 Small Commercial : B-10
Natural Gas: Suppliers: None Contact: N/A Telephone # -
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating 85,000 Btu/cf
Industrial rates: N/A
Water: Supplier: City of Sundance Contact: City Hall Telephone: 283 -3451
Maximum daily capacity: 1,300,000 (GD-Gallons/Day) Peak daily demand: 550,000
Excess capacity available: Yes X No Residual Pressure: 50
Loop System: Yes X No Industrial rates: $1.75 /1,000
Tap Fees: $100.00
Sewer: Treatment Plant: Aerated Primary, Rapid Infiltration Secondary Tap Fees: $100.00
Present load: 140,000 (GD) Capacity: 250,000 (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-90; US 14; Wyo. 585; Wyo. 116 Nearest Interstate 0.5 miles
Railroad: Burling Northern - 30 miles
Trucking Firms/distance to nearest terminal UPS; Edson Express; Barber Transport, North Park Transportation

Airport: Schloredt Field (Private)
Runway Length: 2300 Type of Surface: Asphalt
Lights: Yes No X Tower: Yes No X
Instrument Landing System: Nearest Airline Service - 70 mi. Gillette WY Daily Flights: Yes No X
Fixed Base Operators/Air Taxi: Yes No X
Parcel Service: UPS Distance to Terminal: 70 mi.
Bus Service: Powder River Transportation Public Transportion: None
Express Service: UPS and Powder River Transportation

LABOR ANALYSIS

Radius of labor drawing area (miles): 30 Miles

Total work force: 2,500 (county wide) Average unemployment rate: 5.5%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	41	445	$ 310.00
Mining	21	295	$ 425.00
Construction	20	174	$ 415.00
Manufacturing	12	190	$ 290.00
Trans. Comm. & Utilities	18	129	$ 405.00
Wholesale Trade	5	25	$ 245.00
Retail Trade	40	261	$ 176.00
Finance, Insurance, Real Estate	7	39	$ 268.00
Services	4	50	$ 220.00
Public Administration	5	155	$ 326.00

Major Industry/Resources

Major Employers	Product	No. Employees
Tri County Electric	Utility	90
Crook Co. Hosp. & Nursing Home	Medical	90
Crook County Government	Government	55
Energy Electric	Construction	45
Area Agriculture	Agriculture	60
Timber Industry	Lumber	70
Wy Highway Dept.	Transportation	25
Tourist Industry	Tourism	30

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Sundance Area Chamber of Commerce	(307) 283-3583

COMMUNITY CONTACT

City of Sundance
P.O. Box 542
Sundance, WY 82729
(307) 283-3451

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

TEN SLEEP **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY NA

LOCATION

Major Cities/Distance

Denver 491 Salt Lake City 453 Phoenix 1,133 Seattle 1,023

San Francisco 1,161 Chicago 1,210 Dallas 1,260 New York 2,031

POPULATION

	CITY	COUNTY
1980	407	9,496
1985	na	10,442
1989	311	10,088

CLIMATE

Temperature: Annual Average 44.6 Monthly Average (January) 30.0

(July) 89.0

Precipitation: Annual Average 7.8 Humidity: Annual Average 50%

Annual Average Rainfall 7.8 Annual Average Snowfall 21.1

Sunshine Days: 235 Average Growing Season: 100-110 days

Elevation: 4,061 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 0 Volunteer Sheriff/Rescue squad 911: Yes __ No X

Fire Department: Fulltime 0 Volunteer 14 Insurance Rating: 6

Planning Commission: Yes __ No X Business License Required: Yes __ No X

Zoning Regulations: Yes __ No X Industrial Plan Approval: Yes __ No X

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $739,997 County: $59,253,997

Tax Levy (mills) City: 8.00 County: 35.193 Schools: 25.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:6.5	1:6.5	1:5.3	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 21,466
Day Care Centers: 0 Senior Centers: 1
Churches: Catholic: 0 Protestant: 5 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 3 total rooms: 40
RV parks: 1 total spaces: 50
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 0 daily: 0 weekly: 0
radio stations: AM: 0 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: Tri-County Telephone
post offices: 1 class: 3rd overnight mail services: 1
Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 0
golf courses: 0 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 0 number of parks: 1 other: 0
Area Attractions/Distance: Ideal for outdoor recreational activities. Big Horn Mountains are noted for skiing, snowmobiling, boating, hiking, in 140,000 acres wilderness, wild game hunting, fishing both mountains, streams, lakes, camping sites.
Cultural Attractions: Ten Sleep Museum

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	112	95	40	$ 35,000	14	4	10
Mobile Home	62	24	10	$ 4,000	4	0	4
Multi Family	0	0	na	$ na	na	na	na
Senior Housing	0	na	na	$ na	na	na	na
Other	1	1	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Big Horn REA Contact: Mary Hankins Telephone # 568-2419
Maximum generating capacity: unlimited peak load: 1 KW Loop System: Yes ____ No X
Industrial rates: 65 KW Hour
Natural Gas: Suppliers: propane Contact: na Telephone # na
Maximum capacity: na (mcf)peak demand: na (mcf)
Rating 85,000 Btu/cf
Industrial rates: ____
Water: Supplier: Town of Ten Sleep Contact: Ralph Beckett Telephone: 366-2265
Maximum daily capacity: 90,000 (GD-Gallons/Day) Peak daily demand: 500,000 (GD)
Excess capacity available: Yes X No ____ Residual Pressure: 55 psi
Loop System: Yes X No ___ Industrial rates: $8.00
Tap Fees: $100
Sewer: Treatment Plant: Aerated Lagoon Tap Fees: $100
Present load: 72,000 (GD) Capacity: 250,000 (GD)
Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: Hwy 16 Nearest Interstate 69 miles
Railroad: None
Trucking Firms/distance to nearest terminal 26 mi. - Tri County Freight; North Park Transport; Edson Express
Airport: Ten Sleep Airport
Runway Length: 3,000' Type of Surface: dirt
Lights: Yes ____ No X Tower: Yes ____ No X
Instrument Landing System: Yes ____ No X
Airlines serving area: na Daily Flights: no
Fixed Base Operators/Air Taxi: Yes ____ No X
Parcel Service: UPS, Federal Express Distance to Terminal: 115 mi.
Bus Service: ____ Public Transportion: None
Express Service: Federal Express, UPS

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 160 Average unemployment rate: 6.7%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weeklv Wage
Agriculture, Forestry, & Fisheries	0	0	$ .00
Mining	0	0	$ .00
Construction	2	2	$ .00
Manufacturing	0	0	$ .00
Trans. Comm. & Utilities	0	0	$ .00
Wholesale Trade	0	0	$ .00
Retail Trade	7	20	$ .00
Finance, Insurance, Real Estate	1	1	$ .00
Services	8	24	$ .00
Public Administration	2	38	$ .00

Major Industry/Resources

Major Employers	Product	No. Employees
School District	Education	33

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Town of Ten Sleep	(307) 366-2265

COMMUNITY CONTACT

George McPherren
P.O. Box 5
Ten Sleep, WY 82442
(307) 366-2265

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

THAYNE **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Thayne was settled in the early 1880's by LDS Church Members. The economy has always relied on agriculture, primarily the dairy industry. Today, Thayne is the home of the Star Valley Cheese Factory.

LOCATION

Major Cities/Distance

Denver 541 Salt Lake City 200 Phoenix 895 Seattle 837

San Francisco 977 Chicago 1,462 Dallas 1,326 New York 2,275

POPULATION

	CITY	COUNTY
1980	256	12,177
1985	335	14,975
1990	255	12,514

CLIMATE

Temperature: Annual Average 39 Monthly Average (January) 14

(July) 64

Precipitation: Annual Average 18.70" Humidity: Annual Average 60%

Annual Average Rainfall 12" Annual Average Snowfall 96.8"

Sunshine Days: 260 Average Growing Season: 60 days

Elevation: 6,000 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 1 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 22 Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes X No

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: UBC

TAXES (Local)

Assessed Valuation: City: $637,471 County: $283,622,439

Tax Levy (mills) City: 8.00 County: 9.831 Schools: 25 + 6.351

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	4	1	1	0	0
T-P Ratio	1:22	1:18	1:20	na	na

Vocational Schools: H.S. Shop, IBM Business Dept/Comb-Aided Drafting

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 25,567
Day Care Centers: 1 Senior Centers: 0
Churches: Catholic: 0 Protestant: 0 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 20
RV parks: 2 total spaces: 22
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 0 dentists: 0
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable TV: Yes: No: X
telephone service provider: Silver Star
post offices: 1 class: 3rd overnight mail services: na
Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 0
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 1 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 1 other: 0
Area Attractions/Distance: Intermittent Spring, 15 mi.; Auburn Hot Springs; Fossil Butte National Monument, 105 mi.; Sublette Meadows Nat'l Wetland, 60 mi.; Yellowstone Nat'l Park, 102 mi.
Cultural Attractions: Cutter Races; Art Shows; Golf Tournaments

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	80	na	na	$ 70,000	na	na	na
Mobile Home	46	na	na	$ na	na	na	na
Multi Family	2	na	na	$ na	na	na	na
Senior Housing	0	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Lower Valley P & L Contact: Gordon Tueller Telephcne # 886-3175

Maximum generating capacity: 160 MW peak load: 100 MW Loop System: Yes X No ____

Indus. rates: demand=$5.51/KW:energy=$.0305/KWH first 30,000:energy=$.02805/KWH+30,000

Natural Gas: Suppliers: na/propane Contact: na Telephone # 886-9068

Maximum capacity: na (mcf)peak demand: na (mcf)

Rating: 85,000 Btu/cf

Industrial rates: na

Water: Supplier: Municipal Contact: Robert Aullman Telephone: 883-2668

Maximum daily capacity: .58 M (GD-Gallons/Day) Peak daily demand: .3 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: na

Loop System: Yes X No ____, Industrial rates: variable

Tap Fees: $400 = 3/4"; $1600 = 1 1/2"

Sewer: Treatment Plant: Municipal Tap Fees: $400

Present load: .45 M (GD) Capacity: .08 M (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: WY 89; US 30 - 60 mi. Nearest Interstate 90 miles

Railroad: None

Trucking Firms/distance to nearest terminal Valley Cargo; Consolidated; Wyo Express

Airport: Afton - 15 mi.

Runway Length: 4650' Type of Surface: asphalt

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes X No ____

Airlines serving area: Star Valley Aviation - Charter Daily Flights: no

Fixed Base Operators/Air Taxi: Yes X No ____

Parcel Service: UPS Distance to Terminal: mi.

Bus Service: None Public Transportion: Senior Citizen & Handicapped

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Total work force: 5,739 (County) Average unemployment rate: 4.9% (County)

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	na	900+	$ na
Mining	15	509	$ 787.00
Construction	68	290	$ 394.00
Manufacturing	34	506	$ 363.00
Trans. Comm. & Utilities	34	403	$ 622.00
Wholesale Trade	25	56	$ 318.00
Retail Trade	111	719	$ 155.00
Finance, Insurance, Real Estate	25	144	$ 342.00
Services	110	369	$ 203.00
Public Administration	62	1,217	$ 425.00

Major Industry/Resources

Major Employers	Product	No. Employees
Freedom Arms	Guns	70
Star Valley Cheese	Cheese	75
Tricon Timber/Co-generation	Lumber & Electricity	82
LVP & L	Electrical Services	40
Christen Ind.	Aircraft	74
Maverik Corp.	Gas/Conv. Chain	60

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Ellis Big Game Realty	883-2424

COMMUNITY CONTACT

Wilma Titensor
P.O. Box 298
Thayne, WY 83127
(307) 883-2668

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

THERMOPOLIS **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

The town of Thermopolis was founded in 1897 and is located in the southern most point of the Big Horn Basin. We are an important recreational and tourisn community with such attractions as: a downtown National Historic District, the Hot Springs State Park, the Wind River Canyon and Boysen Reservoir.

LOCATION

Major Cities/Distance

Denver 428 Salt Lake City 375 Phoenix 1,068 Seattle 1,054

San Francisco 1,082 Chicago 1,268 Dallas 1,407 New York 2,150

POPULATION

	CITY	COUNTY
1980	3,852	5,710
1985	4,000	5,710
1989	3,000	4,800

CLIMATE

Temperature: Annual Average 46.3 Monthly Average (January) 19.2
(July) 71.9
Precipitation: Annual Average 11.46 Humidity: Annual Average na
Annual Average Rainfall 5" Annual Average Snowfall 41.6"
Sunshine Days: 321 Average Growing Season: 110 days
Elevation: 4,326 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 14 Volunteer 0 911: Yes X No
Fire Department: Fulltime 0 Volunteer 31 Insurance Rating: 6
Planning Commission: Yes X No Business License Required: Yes No X
Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No
Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $8,705,178 County: $112,503,122
Tax Levy (mills) City: 66.283 County: 26.283 Schools: 32.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	3	1	1	0	0
T-P Ratio	1:12	1:18	1:11	0	0

Vocational Schools: Job Training Partnership Act available

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 45,000
Day Care Centers: 1 Senior Centers: 2
Churches: Catholic: 1 Protestant: 12 Jewish: 0 Other: 1
Commercial: shopping centers: 0
hotel/motels: 11 total rooms: 218
RV parks: 5 total spaces: 171
conventions facilities: 2 capacity: 1,101
Medical Facilities: hospitals: 1 beds: 49
nursing homes: 1 total rooms: 80
doctors: 5 dentists: 4
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 0 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 3
Recreation: baseball fields: 6 tennis courts: 4 swimming pools: 4
golf courses: 1 bike paths: 0 soccer fields: 2
skating rinks: 2 movie theaters: 1 outdoor movies: 0
recreation center: 0 number of parks: 5 other: Fairgrounds
Area Attractions/Distance: Boysen Reservoir 15 mi.; Petroglyphs - 25 mi.; Hot Springs State Park Buffalo Herd; Wind River Canyon; Big Horn River
Cultural Attractions: Museum; Railroad Days; Gift of Waters Pageant; Grand Teton Music Festival ; County Fair; Hole-in-the-Wall Art Gallery; Wind River Canyon Geological Strata Conrad Gallery

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1.171	1.017	154	$ 45-50.000	40	40	na
Mobile Home	472	409	63	$ na	7	na	7
Multi Family	138	11	127	$ 250/mo	25	na	25
Senior Housing	262	na	262	$ na	102	0	102
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P & L Contact: Ralph Wilson Telephone # 864-2137

Maximum generating capacity: 25 M peak load: 22 M Loop System: Yes X No

Industrial rates: 100kw or less=$156: 101-300kw=$50 + $1.05/kw: over 300=$110 plus $.85/kw

Natural Gas: Suppliers: Wyo Gas Company Contact: Les Fedderson Telephone # 864-5573

Maximum capacity: 7.000 (mcf)peak demand: 3.045 (mcf)

Rating: 85.000 Btu/cf

Industrial rates: under 300 MCF. 4.7739: over 300 MCF. 4.6739

Water: Supplier: Municipal Contact: Bill Deromedi Telephone: 864-9285

Maximum daily capacity: 5 M (GD-Gallons/Day) Peak daily demand: 2.7 M (GD)

Excess capacity available: Yes X No Residual Pressure: 82 psi

Loop System: Yes X No Industrial rates: $4.65/2.000 gal.: $.65/ additional 1.000

Tap Fees: $450

Sewer: Treatment Plant: Class 3 Chemical Tap Fees: $450

Present load: 600.000 (GD) Capacity: 5 million (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: U.S. 20. WY 120. WY 789 Nearest Interstate I-25 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal Dick Jones Trucking. Ryan Brothers Trucking R & C Trucking

Airport: County

Runway Length: 4.950 Type of Surface: asphalt

Lights: Yes X No Tower: Yes No X

Instrument Landing System: Yes X No

Airlines serving area: Charter Service Available Daily Flights: yes

Fixed Base Operators/Air Taxi: Yes No X

Parcel Service: UPS : Federal Express Distance to Terminal: local

Bus Service: Powder River Public Transportion: Senior Citizen Bus: Gottsche.Foster Grandparents Bus

Express Service: Edson Express Service

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 2,894 Average unemployment rate: 3.4%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	4	43	$ 228.00
Mining	20	224	$ 633.00
Construction	23	71	$ 328.00
Manufacturing	4	46	$ 334.00
Trans. Comm. & Utilities	17	101	$ 478.00
Wholesale Trade	13	138	$ 494.00
Retail Trade	51	320	$ 147.00
Finance, Insurance, Real Estate	14	68	$ 341.00
Services	62	838	$ 271.00
Public Administration	13	151	$ 326.00

Major Industry/Resources

Major Employers	Product	No. Employees
Hot Springs County School District	Education	170
Hot Springs County Memorial Hospital	Health Care	97
Holiday Inn	Motel	81
R & S Well Service	Oil Field Service	70
Wyoming Arms Manufacturing, Inc.	Hand Guns	40
Big Horn Basin Children:s Center	Speical Education	41

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Wyo West, 530 Broadway	864-9215
Properties West, 110 North 5th	864-2192
Matt Brown Real Estate, 811 South 6th	864-2121

COMMUNITY CONTACT

Thermopolis/Hot Springs Econ Dev. Co.
Barbara Moeller
P.O. Box 216
Thermopolis, WY 82443
(307) 864-3809
FAX : (307) 864-5116

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

TORRINGTON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Two hundred years ago, the area around Torrington was a prize hunting land used by Indian tribes. They hunted along the Platte river where Torrington is now located, because this area escapes most winter storms. Later, white hunters and trappers roamed this area. They sold their pelts at trading posts such as historic old Fort Laramie. The Oregon and Texas Trail and Pony Express Route, all came through here. Today, economic growth and well being of tha area is largely dependent upon agriculture and tourism. Torrington is really Wyoming's "model town" with clean streets, handsome homes, and a most progressive city government.

LOCATION

Major Cities/Distance

Denver 187 Salt Lake City 435 Phoenix 1025 Seattle 1195

San Francisco 1190 Chicago 1190 Dallas 960 New York 1,739

POPULATION

	CITY	COUNTY
1980	5441	10,865
1985	5500	11,500
1989	5700	12,500

CLIMATE

Temperature: Annual Average 48.3 Monthly Average (January) 26.8

(July) 72.4

Precipitation: Annual Average 13.8" Humidity: Annual Average ______

Annual Average Rainfall 13.8" Annual Average Snowfall 33.7"

Sunshine Days: 237 Average Growing Season: 120-135 days

Elevation: 4098 Feet

GOVERNMENT

Type: Elected Mayor & 4 Council Members

Police Department: Fulltime 19 Volunteer 0 911: Yes X No ______

Fire Department: Fulltime 0 Volunteer 40 Insurance Rating: 6

Planning Commission: Yes X No ______ Business License Required: Yes X No ______

Zoning Regulations: Yes X No ______ Industrial Plan Approval: Yes X No ______

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $12,964,305 County: $49,872,814

Tax Levy (mills) City: .079393 County: .025 Schools: .060

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	2	1	1	1	2
T-P Ratio	1:18	1:13	1:11	1:12	1:10

Vocational Schools: included w/ H.S. and college

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 2 Total Volumes: 61,700
Day Care Centers: 22 Senior Centers: 1
Churches: Catholic: 1 Protestant: 19 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 6 total rooms: 140
RV parks: 3 total spaces: 85
conventions facilities: 2 capacity: 200
Medical Facilities: hospitals: 1 beds: 53
nursing homes: 2 total rooms: 66
doctors: 10 dentists: 4
ambulance service: Yes: X No:
Communications: newspapers: Torrington Telegram daily: X weekly: X
radio stations: AM: X FM: X public: 0
cable TV: Yes: X No:
telephone service provider: United Telephone
post offices: 1 class: 1st overnight mail services: X
Recreation: baseball fields: 6 tennis courts: 12 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 1
skating rinks: 1 movie theaters: 1 outdoor movies: 0
recreation center: 0 number of parks: 6 other: 0
Area Attractions/Distance: National Mounuments, geological formations, Ft. Laramie, Ft. Robinson, Black Hills - 3 hrs.;Homestead Museum; 3 lakes within 30 mi.;hunting, fishing, archeological tour - 11,000 year old Paleo Indian Site
Cultural Attractions: Eastern Wyoming College Fine Arts Dept.; Active Local High School Drama

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3,875	3,293	582	$ 54,133	173	138	35
Mobile Home	182	136	46	$ 21,000	11	7	4
Multi Family	302	62	240	$ 65,525	12	4	8
Senior Housing	200	45	155	$ 47,000	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Town of Torrington Contact: John Tucker Telephone # 532-5666
Maximum generating capacity: N/A peak load: 13889KW Loop System: Yes X No
Industrial rates: 3.69/KWh
Natural Gas: Suppliers: KN Energy Contact: Mgr. Telephone # 532-2510
Maximum capacity: variable - well above demand (mcf)peak demand: Far Below Capacity (mcf)
Rating: 85,000 Btu/cf
Industrial rates: $3.184/mcf w/minimum annual $3600
Water: Supplier: Town of Torrington Contact: Ed Wells Telephone: 532-5666
Maximum daily capacity: 14 mil. (GD-Gallons/Day) Peak daily demand: 5 mil (GD)
Excess capacity available: Yes X No Residual Pressure: 60 psi
Loop System: Yes X No Industrial rates: First 5,000 gal.-$5.00; 45,000 gal.-$.50 per 1,000 gal.; 50,000 gal.-$.45/1,000 gal.; over 100,000 .35/1,000 Tap Fees: $125=1"
Sewer: Treatment Plant: Town of Torrington Tap Fees: $
Present load: 910,000 (GD) Capacity: Building new system to increase capacity (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: U.S. 26 & 85; I-80 & I-25 Nearest Interstate 45 miles
Railroad: Burlington Northern and Union Pacific
Trucking Firms/distance to nearest terminal Greasewood - 5 mi.; CP - local loading; Heckfeldt - local; Lockwood - 20 mi.; Elkhorn - 20 mi.; Garhart - 20 mi.; Lamb - local

Airport: Torrington Municipal Airport
Runway Length: 75' X 5,700; 4800 Type of Surface: asphalt
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes No X
Airlines serving area: Scottsbluff and Cheyenne Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 1/2 mi.
Bus Service: Powder River Public Transportion: Goshen County Transient
Express Service: Scottbluff Limosine Service/UPS/Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 7,021 Average unemployment rate: 7.1%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	14	89	$ 355.00
Mining	0	0	$ .00
Construction	33	112	$ 281.00
Manufacturing	13	298	$ 409.00
Trans. Comm. & Utilities	23	136	$ 405.00
Wholesale Trade	34	219	$ 307.00
Retail Trade	102	701	$ 179.00
Finance, Insurance, Real Estate	23	112	$ 342.00
Services	94	579	$ 193.00
Public Administration	52	1,413	$ 321.00

Major Industry/Resources

Major Employers	Product	No. Employees
County Public Schools	Educaton	428
Holly Sugar Co.	Sugar Beet Refinery	350
Eastern Wyo College	Education	151
Community Hospital	Health Care	80
Memorial Nursing Home	Health Care	75
Goshen County	Government	74

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Goshen County Economic Dev.	532-5162

COMMUNITY CONTACT

Mr. J. K. Gibson
Goshen County Economic Dev. Corp.
350 W. 21st.
Torrington, WY 82240
(307) 532-5162

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

UPTON **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 371 Salt Lake City 570 Phoenix 1,203 Seattle 1,097

San Francisco 1,220 Chicago 980 Dallas 1,202 New York 1,568

POPULATION

	CITY	COUNTY
1980	1,193	7,106
1985	1,273	7,576
1990	968	6,514

CLIMATE

Temperature: Annual Average 46.7 Monthly Average (January) 21.0

(July) 71.1

Precipitation: Annual Average 15.0" Humidity: Annual Average 45%

Annual Average Rainfall 15.0" Annual Average Snowfall 45.0"

Sunshine Days: 360 Average Growing Season: 137 days

Elevation: 4,367 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 3 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 30 Insurance Rating: 6

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: Yes

TAXES
(Local)

Assessed Valuation: City: $2,536,865 County: $65,973,478

Tax Levy (mills) City: 68.647 County: 60.647 Schools: na

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1	1	0	0
T-P Ratio	1:12	1:10	1:10	na	na

Vocational Schools: None

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 9,100
Day Care Centers: 0 Senior Centers: 1
Churches: Catholic: 1 Protestant: 5 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 2 total rooms: 34
RV parks: 1 total spaces: 5
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: 0 beds: 0
nursing homes: 0 total rooms: 0
doctors: 3 dentists: 2
ambulance service: Yes: X No:
Communications: newspapers: 2 daily: 1 weekly: 1
radio stations: AM: 1 FM: 0 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 2
Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 0
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 1 other: 0
Area Attractions/Distance: DevilsTower: Keyhole Lake: Black Hills National Forest: Jewel Cave: Custer State Park, Mount Rushmore: Crazy Horse Memorial
Cultural Attractions: Whoop-Up Canyon

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1,646	na	na	$ na	na	na	na
Mobile Home	233	na	na	$ na	na	na	na
Multi Family	573	na	na	$ na	na	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Black Hills P & L Contact: Tri-County Elec. Bl. Hills P&L Telephone # 468-2409

Maximum generating capacity: unlimited peak load: unlimited Loop System: Yes X No ____

Industrial rates: 850 KVA to 125. $6 to $175. $4.85 each additional

Natural Gas: Suppliers: McCullough Contact: Petrolane Telephone # 468-2423

Maximum capacity: 8.0 MCF (mcf)peak demand: 1,648 M (mcf)

Rating: 11.76 Btu/cf

Industrial rates: 1-200 = $.4916, 200-1000 = $.4616; 1000+ = $.4416

Water: Supplier: City of Upton Contact: City Telephone: 468-2241

Maximum daily capacity: .520 M (GD-Gallons/Day) Peak daily demand: .672 M (GD)

Excess capacity available: Yes X No ____ Residual Pressure: 80-100 psi

Loop System: Yes X No ____ Industrial rates: $3.00 + $1.00 for 1,000

Tap Fees: $400 + meter

Sewer: Treatment Plant: Lagoon Tap Fees: $400

Present load: 75% (GD) Capacity: 169,000 (GD)

Solid Waste Disposal: Available Yes X No ____

TRANSPORTATION

Major Highways: US 16; WY 116 Nearest Interstate 20 miles

Railroad: Burlington Northern

Trucking Firms/distance to nearest terminal Dixon Brothers - 30 mi.; UTI - 30 mi.; Osage Hot Oil Co., 15 mi.; Patton Trucking - 20 mi.; Ross Transfer

Airport: Upton Airport

Runway Length: 3,700' Type of Surface: shale

Lights: Yes X No ____ Tower: Yes ____ No X

Instrument Landing System: Yes ____ No X

Airlines serving area: na Daily Flights: no

Fixed Base Operators/Air Taxi: Yes ____ No X

Parcel Service: UPS Distance to Terminal: 47 mi.

Bus Service: Powder River Transportation Public Transportion: None

Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 38

Total work force: 3,364 Average unemployment rate: 6.2%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	4	15	$ 150.13
Mining	38	448	$ 444.99
Construction	29	106	$ 358.68
Manufacturing	19	205	$ 433.03
Trans. Comm. & Utilities	28	216	$ 453.94
Wholesale Trade	9	26	$ 393.36
Retail Trade	52	372	$ 182.37
Finance, Insurance, Real Estate	10	63	$ 339.92
Services	61	592	$ 299.09
Public Administration	17	162	$ 294.63

Major Industry/Resources

Major Employers	Product	No. Employees
American Colloid	Bentonite	58
Materi Exploration	Oil	20
Union State Bank	Financial Service	10
School District #7	Education	56
Barrit Pallet Shop & Sawmill	Lumber	10
Tinkertime Industries	Manufacturing	16

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Diane Baird-Giffin	(307) 746-2705

COMMUNITY CONTACT

Weston County Development
17 S. Summit
P.O. Box 7
Newcastle, WY 82701
(307) 746-2705

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

WHEATLAND **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

LOCATION

Major Cities/Distance

Denver 170 Salt Lake City 450 Phoenix 1,042 Seattle 1,557

San Francisco 1,205 Chicago 896 Dallas 1,031 New York 1,871

POPULATION

	CITY	COUNTY
1980	5,816	11,975
1985	4,177	8,595
1989	3,269	8,137

CLIMATE

Temperature: Annual Average 50.9 Monthly Average (January) 30.7

(July) 72.6

Precipitation: Annual Average 12.4" Humidity: Annual Average low

Annual Average Rainfall 9.50" Annual Average Snowfall 55.7"

Sunshine Days: 286 Average Growing Season: 180 days

Elevation: 4,733 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 10 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 35 Insurance Rating: 4

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: UBC-NEC

TAXES
(Local)

Assessed Valuation: City: $8,622,900 County: $91,566,785

Tax Levy (mills) City: 8.00 County: 12.00 Schools: 46.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	2	1	1	0	0
T-P Ratio	1:14	1:14	1:14	na	na

Vocational Schools: ____

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 50,000
Day Care Centers: 3 Senior Centers: 1
Churches: Catholic: 1 Protestant: 13 Jewish: 0 Other: 0
Commercial: shopping centers: 0
hotel/motels: 7 total rooms: 200
RV parks: 2 total spaces: 27
conventions facilities: 1 capacity: 100
Medical Facilities: hospitals: 1 beds: 43
nursing homes: 1 total rooms: 42(beds)
doctors: 6 dentists: 2
ambulance service: Yes: X No: ____
Communications: newspapers: 2 daily: 0 weekly: 2
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No: ____
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 3
Recreation: baseball fields: 4 tennis courts: 4 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 1
skating rinks: 0 movie theaters: 1 outdoor movies: 0
recreation center: 1 number of parks: 4 other: 0
Area Attractions/Distance: Oregon Trail Ruts, Register Cliff, 24 mi.: Sybille Game Refuge & Visitor's Center 24 mi.: Laramie Peak mountain range, 15 mi.: Glendo State Park - 31 mi.: GuernseyState Park 24 mi.:Grayrocks Reservoir - 15 mi. Diamond Guest Ranch - 40 mi.
Cultural Attractions: Laramie Peak Museum, Platte County Players (Theatre Group)

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	1,620	1,604	16	$ 42,500	94	90	4
Mobile Home	300	222	78	$ 1,600	13	8	5
Multi Family	120	0	120	$ 250/mo	30	0	30
Senior Housing	45	0	45	$ HUD	0	0	0
Other	150	na	150	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Town of Wheatland Contact: City Hall Telephone # 332-2962

Maximum generating capacity: 12,000 KVA peak load: 5,600 KVA Loop System: Yes X No

Industrial rates: first 350 kwh $35, remainder per usage

Natural Gas: Suppliers: KN Energy Contact: Wheatland Office Telephone # 322-3893

Maximum capacity: 2,000,000 (mcf) peak demand: 2,000,000 (mcf)

Rating: 950-6000 Btu/cf Additional capacity available

Industrial rates: Contact KN Energy Office

Water: Supplier: Town of Wheatland Contact: City Hall Telephone: 322-2962

Maximum daily capacity: 5 M (GD-Gallons/Day) Peak daily demand: 3.5 M (GD)

Excess capacity available: Yes X No Residual Pressure: 60-65 psi

Loop System: Yes X No Industrial rates: None

Tap Fees: $600 for 1"

Sewer: Treatment Plant: Lagoon Tap Fees: $750

Present load: 300,000 (GD) Capacity: 500,000 (GD)

Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: I-25 Nearest Interstate 1 miles

Railroad: Burlington Northern Colorado and Southern

Trucking Firms/distance to nearest terminal Lock Trucking, 1 mi.; Rumsey Trucking, 1 mi.; Huckfeldt & Sons Inc.; Double T Trucking; North Park Transportation; all within 1 mi.

Airport: Wheatland Municipal Airport

Runway Length: 4,775' Type of Surface: asphalt

Lights: Yes X No Tower: Yes No X

Instrument Landing System: Yes No X

Airlines serving area: Charter /Private Daily Flights: no

Fixed Base Operators/Air Taxi: Yes No X

Parcel Service: UPS Distance to Terminal: 70 mi.(1 hour)

Bus Service: Powder River Transportation Public Transportion: Senior Citizen's Bus

Express Service: Federal Express; UPS Overnight

LABOR ANALYSIS

Radius of labor drawing area (miles): 30

Total work force: 4,518 Average unemployment rate: 5.2%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	284	2,762	$ 327.00
Mining	4	115	$ 562.00
Construction	30	135	$ 360.00
Manufacturing	8	32	$ 328.00
Trans. Comm. & Utilities	29	533	$ 622.00
Wholesale Trade	13	63	$ 295.00
Retail Trade	82	646	$ 146.00
Finance, Insurance, Real Estate	17	79	$ 357.00
Services	80	881	$ 266.00
Public Administration	6	153	$ 254.00

Major Industry/Resources

Major Employers	Product	No. Employees
Basin Electric	Electricity Generation	350
Platte County School District	Education	264
Platte County Memorial Hospital	Health	130
Basin Engineering	White Dolomite	35
C.H. Brown Company	Farm Implements	30
Lock Trucking	Transportation	30

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Barry Cook, Town Clerk	322-2962

COMMUNITY CONTACT

Wheatland Community Development
600 9th Street
Wheatland, WY 82201
(307) 332-2962

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

Update 1/91

WORLAND **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

-

LOCATION

Major Cities/Distance

Denver 440 Salt Lake City 398 Phoenix 1,133 Seattle 956

San Francisco 1,167 Chicago 1,174 Dallas 1,234 New York 2,002

POPULATION

	CITY	COUNTY
1980	6,391	9,496
1985	6,619	9,835
1990	5,683	8,321

CLIMATE

Temperature: Annual Average 44.3 Monthly Average (January) 14.8

(July) 72.1

Precipitation: Annual Average 7.51" Humidity: Annual Average 50%

Annual Average Rainfall 7.51" Annual Average Snowfall 28.0"

Sunshine Days: 320 Average Growing Season: 131 days

Elevation: 4,061 Feet

GOVERNMENT

Type: Mayor/Council

Police Department: Fulltime 12 Volunteer 0 911: Yes X No

Fire Department: Fulltime 0 Volunteer 28 Insurance Rating: 5

Planning Commission: Yes X No Business License Required: Yes No X

Zoning Regulations: Yes X No Industrial Plan Approval: Yes X No

Building Codes: UBC

TAXES

(Local)

Assessed Valuation: City: $16,500,000 County: $66,000,000

Tax Levy (mills) City: 5.00 County: 68.37 Schools: 25.00

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 3%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	3	1	1	0	1
T-P Ratio	1:22	1:18	1:16	na	na

Vocational Schools:

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 65,000
Day Care Centers: 4 Senior Centers: 1
Churches: Catholic: 1 Protestant: 24 Jewish: 0 Other: 0
Commercial: shopping centers: 2
hotel/motels: 7 total rooms: 173
RV parks: 1 total spaces: 62
conventions facilities: 1 capacity: 300
Medical Facilities: hospitals: 1 beds: 36
nursing homes: 1 total rooms: 76
doctors: 8 dentists: 6
ambulance service: Yes: X No:
Communications: newspapers: 1 daily: 1 weekly: 0
radio stations: AM: 1 FM: 1 public: 1
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 1st overnight mail services: 2
Recreation: baseball fields: 4 tennis courts: 4 swimming pools: 1
golf courses: 1 bike paths: 0 soccer fields: 3
skating rinks: 2 movie theaters: 1 outdoor movies: 0
recreation center: 0 number of parks: 9 other: 1
Area Attractions/Distance: Big Horn National Forest, 30 mi.; Hot Springs State Park, 35 mi.; Yellowstone National Park, 143 mi.; Big Horn Canyon National Recreation Area, 75 mi.; High Park Ski Area, 50 mi.;Boysen Reservoir & State Park, 50 mi.
Cultural Attractions: Washakie County Museum; Ten Sleep 4th of July; Dad Worland Days; Ice Festival; Pioneer Square, Washakie County Fair

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	3.421	2.532	646	$ na	243	na	na
Mobile Home	589	402	112	$ na	75	na	na
Multi Family	641	117	420	$ na	102	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	na	na	na	$ na	na	na	na

UTILITIES

Electricity: Suppliers: Pacific P & L Contact: Judy Hughes Telephone # 347-4244
Maximum generating capacity: 17.400 KVA peak load: 10.000 KVA Loop System: Yes ___ No X
Industrial rates: Energy Charge: 2.351[illegible]WH
Natural Gas: Suppliers: NGP. WB Pipeline Contact: Dave Hamilton Telephone # 347-8221
Maximum capacity: 50 (mcf)peak demand: 6 (mcf)
Rating: 85.000 Btu/cf
Industrial rates: $4.86/mcf
Water: Supplier: City of Worland Contact: John Miller Telephone: 347-8978
Maximum daily capacity: 12 M (GD-Gallons/Day) Peak daily demand: 3 M (GD)
Excess capacity available: Yes X No ___ Residual Pressure: ___
Loop System: Yes ___ No X Industrial rates: $1.00/thousand gallons
Tap Fees: 1"-$625. 2"-$1.700. 4"-$3.500
Sewer: Treatment Plant: Aerated Lagoon Tap Fees: $75-100
Present load: 1.12 M (GD) Capacity: 1.95 M (GD)
Solid Waste Disposal: Available Yes X No ___

TRANSPORTATION

Major Highways: US 16. 20 Nearest Interstate 90 miles
Railroad: Burlington Northern
Trucking Firms/distance to nearest termina: Rolling Hills Trucking. Edson Express. North Park Transportation. Key Trucking. Gene Reichert Trucking. Swing Trucking :L.K. Trucking (all local)

Airport: Worland Municipal
Runway Length: 7.004' Type of Surface: asphalt
Lights: Yes X No ___ Tower: Yes ___ No X
Instrument Landing System: Yes X No ___
Airlines serving area: Mesa Airlines Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No ___
Parcel Service: UPS Distance to Terminal: local
Bus Service: Powder River Public Transportion: Senior Citizens Bus
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 20

Total work force: 5,077 Average unemployment rate: 7.1%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	52	131	$ 294.00
Mining	36	180	$ 463.00
Construction	54	177	$ 377.00
Manufacturing	30	526	$ 495.00
Trans. Comm. & Utilities	39	218	$ 468.00
Wholesale Trade	39	156	$ 331.00
Retail Trade	116	471	$ 189.00
Finance, Insurance, Real Estate	39	131	$ 334.00
Services	203	771	$ 301.00
Public Administration	21	249	$ 324.00

Major Industry/Resources

Major Employers	Product	No. Employees
Fremont Beverages	Soft Drinks	130
Crown Cork and Seal	Metal Cans	115
Holly Sugar	Sugar	60
Bureau of Land Management	Government Services	95

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Thomas Best, City of Worland	347-2486

COMMUNITY CONTACT

Ken Pasley
Worland Chamber of Commerce
120 N. 10th Street
Worland, WY 82401
(307) 347-3226

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
FAX (307) 777-5840

WRIGHT **1991** **WYOMING**

COMMUNITY PROFILE

HISTORY

Wright, Wyoming was founded in 1976 and incorporated in January 1985. Wright is located in southern Campbell County at the intersection of State Highways 59 and 387.

LOCATION

Major Cities/Distance

Denver 307 Salt Lake City 585 Phoenix 1,147 Seattle 1,106

San Francisco 1,337 Chicago 1,064 Dallas 1,087 New York 1,871

POPULATION

	CITY	COUNTY
1980	1,200	24,367
1985	1,850	35,324
1990	1,243	31,118

CLIMATE

Temperature: Annual Average 45 Monthly Average (January) 33
(July) 78
Precipitation: Annual Average 15.75" Humidity: Annual Average 45%
Annual Average Rainfall 8" Annual Average Snowfall 48"
Sunshine Days: 118 Average Growing Season: 123 days
Elevation: 5,000 Feet

GOVERNMENT

Type: Mayor/Council
Police Department: Fulltime 1 Volunteer 0 911: Yes X No ____
Fire Department: Fulltime 0 Volunteer 20 Insurance Rating: 7
Planning Commission: Yes X No ____ Business License Required: Yes ____ No X
Zoning Regulations: Yes X No ____ Industrial Plan Approval: Yes X No ____
Building Codes: UBC

TAXES
(Local)

Assessed Valuation: City: $2,564,885 County: $1,331,547,651
Tax Levy (mills) City: 9.5 County: 5.8 Schools: 43

Industrial Property is assessed at 11.5% of market value. Commercial and residential is assessed at 9.5%. Personal property, e.g. machinery and equipment, is assessed at the same rate as the classification in which it is used. The property tax is figured by multiplying the assessed value by the mill levy.

Total Sales/Use Tax: 4%

TAXES
(State)

Worker's Compensation: Costs vary from .11% to 4.98%, depending on the occupation. The rate is adjusted according to each businesses record after two years.

Unemployment Compensation Rate: Average rates for new employers for the first 24 months is 3.39% on the first $10,400 annual wages. Adjustment factors are made after the initial 24 months based on the employer's rating.

NO STATE OR LOCAL PERSONAL INCOME TAX
NO STATE OR LOCAL CORPORATE INCOME TAX
NO STATE OR LOCAL INVENTORY TAX

EDUCATION

	Elementary	Junior H.S.	H. S.	College	Private Schools
#Schools	1	1/2	1/2	Extension	0
T-P Ratio	1:20	1:16	na	1:8	na

Vocational Schools: CCSD Career Development Center

National Rankings:
- #2 in the nation for State and Local Government $ spent for higher education
- #2 in the nation for high school graduation

Wyoming Average expenditures per ADM: $5,462 U. S. Average: $4,509

COMMUNITY SERVICES

Libraries: 1 Total Volumes: 7,491
Day Care Centers: 5 Senior Centers: 0
Churches: Catholic: 1 Protestant: 4 Jewish: 0 Other: 0
Commercial: shopping centers: 1
hotel/motels: 0 total rooms: 0
RV parks: 1 total spaces: 78
conventions facilities: 0 capacity: 0
Medical Facilities: hospitals: clinic beds: 0
nursing homes: 0 total rooms: 0
doctors: 1 dentists: 1
ambulance service: Yes: X No:
Communications: newspapers: daily: 0 weekly:
radio stations: AM: 1 FM: 1 public: 0
cable TV: Yes: X No:
telephone service provider: U.S. West
post offices: 1 class: 2nd overnight mail services: yes
Recreation: baseball fields: 2 tennis courts: 1 swimming pools: 1
golf courses: 1 bike paths: 1 soccer fields: 1
skating rinks: 0 movie theaters: 0 outdoor movies: 0
recreation center: 1 number of parks: 1 other: riding club
Area Attractions/Distance: Hunting: Thunder Basin National Grasslands, 10 mi.; Devil's Tower and Black Hills, 75 mi.; Keystone State Park, 60 mi.

Cultural Attractions: Wrigh[illegible]ays Rodeo; Cam-Plex Heritage Center, 38 miles

HOUSING

COUNTY OCCUPANCY CHARACTERISTICS
AVERAGE COST
OF HOUSING

	OCCUPIED UNITS				VACANT UNITS SALE OR FOR RENT		
	Total	Owner	Rental		Total	Owner	Rental
Single Family	228	na	na	$ 53,000	34	na	na
Mobile Home	108	na	na	$ na	11	na	na
Multi Family	50	na	na	$ na	75	na	na
Senior Housing	na	na	na	$ na	na	na	na
Other	7	na	na	$ na	17	na	na

UTILITIES

Electricity: Suppliers: Tri-County Electric Contact: John Rogers Telephone # 939-1385
Maximum generating capacity: na peak load: 160 MW Loop System: Yes X No
Industrial rates: $.0495/kwh
Natural Gas: Suppliers: Petrolane Contact: Denny Troup Telephone # 464-0180
Maximum capacity: 230,000 cu.ft. per hr (mcf)peak demand: 18,000 cu.ft.per hr.(mcf)
Rating: 85,000 Btu/cf
Industrial rates: over 1,000 therms $.40681/therm
Water: Supplier: Wright Water & Sewer Contact: Town Hall Telephone: 464-1666
Maximum daily capacity: 1.5 mil (GD-Gallons/Day) Peak daily demand: 350,000 (GD)
Excess capacity available: Yes X No Residual Pressure: na
Loop System: Yes X No , Industrial rates: over 24,000 gal. $1.20/1000 gal. + sewer
Tap Fees: $ na
Sewer: Treatment Plant: Municipal Tap Fees: $ na
Present load: 110,000 (GD) Capacity: 250,000 (GD)
Solid Waste Disposal: Available Yes X No

TRANSPORTATION

Major Highways: WY 59, 387 Nearest Interstate 38 miles
Railroad: Burlington Northern, Chicago and Northwestern
Trucking Firms/distance to nearest terminal Black Hills Trucking, Consolidated Freightways, North Park Transportation, N W Transport - 38 miles

Airport: Campbell County Airport, 45 miles
Runway Length: 7,500 Type of Surface: paved
Lights: Yes X No Tower: Yes No X
Instrument Landing System: Yes X No
Airlines serving area: United Express/Aspen Airlines Daily Flights: yes
Fixed Base Operators/Air Taxi: Yes X No
Parcel Service: UPS Distance to Terminal: 40 mi.
Bus Service: Powder River Transportation Public Transportion: None
Express Service: Federal Express

LABOR ANALYSIS

Radius of labor drawing area (miles): 90 miles

Total work force: 15,633 Average unemployment rate: 5.7%

Distribution of Labor Force - Covered Employment

	No. Firms	No. Employees	Average Weekly Wage
Agriculture, Forestry, & Fisheries	35	35	$ 248.00
Mining	139	4,680	$ 767.00
Construction	128	831	$ 427.00
Manufacturing	20	151	$ 324.00
Trans. Comm. & Utilities	50	175	$ 452.00
Wholesale Trade	81	2,070	$ 494.00
Retail Trade	174	735	$ 196.00
Finance, Insurance, Real Estate	66	407	$ 324.00
Services	278	3,405	$ 348.00
Public Administration	24	624	$ 407.00

Major Industry/Resources

Major Employers	Product	No. Employees
CCSD	Schools	985
Thunder Basin Coal Co.	Coal Mining	489
Kerr-McGee Coal Co.	Coal Mining	380
Burlington Norther	Railroad	350
Powder River Coal	Coal Mining	305
IRECO	Mining Service	18

INDUSTRIAL PROPERTIES

Contact Person	Telephone No.
Lynn Hart - Wright Chamber	464-1312
Bob Palmer - Campbell Co. E.D.C.	686-2603

COMMUNITY CONTACT

Town of Wright
P.O. Box 732
Wright, WY 82732
(307) 464-1666

STATE CONTACT

Division of Economic and Community Development
Herschler Building, 2nd Floor West
Cheyenne, Wyoming 82002
(307) 777-7285
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Update 1/91